

**Appendix A, Expanded Notice of Preparation and Public
Comments**



99 E. RAMSEY STREET
BANNING, CALIFORNIA 92220
Mailing Address: P. O. Box 569
Phone: 951 922-3125
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NOTICE OF PREPARATION

AND

PUBLIC SCOPING MEETING NOTICE

DATE: September 28, 2007
SUBJECT: Notice of Intent to Prepare Draft Environmental Impact Report
Project Title: **Butterfield Specific Plan**
Applicant: Pardee Homes
Lead Agency: **City of Banning, Community Development Department**
Address: 99 E. Ramsey Street, Banning, California, 92220
City Contact: **Kim Clinton**
Phone: (951) 922-3125

The City of Banning (City) has determined that an Environmental Impact Report (EIR) is necessary for the analysis of the proposed Butterfield Specific Plan (the "Project") in the City of Banning. The Butterfield Specific Plan is proposed as a comprehensive amendment of the previously adopted Deutsch Property Specific Plan (adopted as SP #92-03 on 11/9/93 by Ordinance No. 1133). The City is the lead agency for the project and will prepare the EIR under the terms and requirements of the California Environmental Quality Act (CEQA) and the implementing Guidelines of the California Environmental Quality Act ("Guidelines").

The purpose of this notice is: (1) to serve as the Notice of Preparation to potential Responsible Agencies, federal agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues, from interested parties other than those noted above, including interested or affected members of the public. The City requests that any potential Responsible or Trustee Agency responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b).

In order for the concerns of your agency to be incorporated into the Draft EIR, we are requesting that you provide us with environmental information pertaining to the scope and content relevant to your agency's statutory responsibilities in connection with the proposed project. Your response at a minimum should include: a) significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency will need to have explored in the Draft EIR; b) whether or not your agency will be a responsible or trustee agency for the project.

The project description, location, and a discussion indicating the probable environmental effects of the proposed action are contained in the attached materials. Additional project information,

including the application and preliminary Specific Plan, are available for review at the City Hall address shown above.

Pursuant to Public Resources Code Section 21080.4 and Guidelines Section 15082(b), Responsible Agencies must submit any comments in response to this notice not later than **30 days after receipt**. All parties that have submitted their names and mailing addresses will be notified as part of the current project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the person identified above. The City will accept **written** comments from Agencies and interested parties regarding this notice through the close of business on **October 28th, 2007 (submit written comments to the City address shown above)**.

PROJECT SUMMARY

The "Project" to be addressed in the EIR is located on approximately 1,543 acres in the western portion of the City of Banning. The Project site is located east of Highland Springs Avenue, west of Highland Home Road, and north of Wilson Street. The project proposes a maximum of approximately 5,387 dwelling units (936.4 acres of residential), a golf course and open space (270.7 acres), parks (49.7 acres) and other open space (114 acres), two elementary school sites (22 acres), a potential fire station site (1.5 acres of residential area), a potential site for a 3.5 acre City electrical substation facility (which is being analyzed in a City initiated environmental document separate from this one), a potential satellite wastewater treatment plant (2-5 acres of residential area), two commercial sites (35.9 acres) and backbone roadways (110.8 acres). The project also includes the construction of major onsite and offsite infrastructure, including, but not limited to: various offsite conveyance pipelines (water, wastewater and recycled water), a multi-purpose recharge/storage/detention basin, drainage improvements to Smith Creek immediately upstream and downstream of the project site (which will provide City-wide benefits), on-site drainage improvements and groundwater recharge basins, onsite and offsite road improvements, other related infrastructure, and potentially some offsite grading immediately east of the Project site to support water storage tanks or debris basins. The project requires processing of a General Plan Amendment and a Zone Change in support of the Specific Plan Amendment (amending/replacing the Deutsch Property Specific Plan, which allowed up to 5,400 dwelling units). The applicant, Pardee Homes, also intends to submit a Development Agreement and Tentative Tract Maps for City review and approval, concurrent with the Specific Plan.

PUBLIC SCOPING MEETING

Several Public Scoping Meetings will be held on ***October 16th and 22nd***, including a brief Project overview and discussion of environmental issue areas. Two meetings will be held from 2:00 PM to 4:00 PM and from 6:00 PM to 8:00 PM on October 16th and a follow up meeting will be held from 6:00 PM to 8:00 PM on October 22nd in the City Council Chambers at the above address (the same information will be presented at each meeting; it is not necessary to attend all of them). Any interested parties may attend to gain a better understanding of the Project and to identify environmental issues of concern.

Submitted by:

Oscar Orci
Community Development Director
City of Banning



Kevin Thomas, CEP
Environmental Services Manager
RBF Consulting

NOTICE OF PREPARATION

Butterfield Specific Plan EIR

LEAD AGENCY:

The City of Banning
99 E. Ramsey Street
Banning, California, 92220

Contact: Kim Clinton
Phone: (951) 922-3125

Consultant:



RBF Consulting
40810 County Center Drive, Suite 100
Temecula, CA 92591
Contact: Mr. Kevin Thomas, CEP
(951) 506-2074

September 28, 2007

I. PROJECT LOCATION AND SETTING

The Butterfield Specific Plan project is located within the City of Banning, Riverside County, California (illustrated in its regional and local context in Exhibits 1 and 2). A small portion (approximately 20 acres) in the northwest corner of the Project site is currently in unincorporated Riverside County. The City of Banning is generally located in the San Gorgonio Pass area of Western Riverside County. The project site is located north of Interstate 10 and is bounded by the San Bernardino National Forest to the north, Highland Home Road, the Morongo Indian Reservation and Banning Bench project to the east, Wilson Street to the south, and Highland Springs Avenue and the City of Beaumont to the west.

The 1,543-acre project site gently slopes from north to south, with the steeper topography located in the north and easternmost portions. The entire project site has historically been used for dryland farming and grazing, and is primarily characterized by vacant land, with dominant plant species being non-native wild oat and brome grasses. The site is currently used for intermittent agriculture and active ranching and has been extensively disturbed by periodic discing, contour farming, and grazing.

The major drainage within the project area is Smith Creek, which is a natural drainage running from north to south, where it connects to an existing channel through a culvert under Wilson Street. Approximately 140 acres in the southeast corner of the Specific Plan area drains to the Pershing Channel to the east of Highland Home Road and Wilson Street. As part of this channel, an improved concrete-lined drainage ditch extends from the southern boundary of the site, north along Highland Home Road eventually draining into an unimproved channel at the end of the road.

II. BACKGROUND AND HISTORY

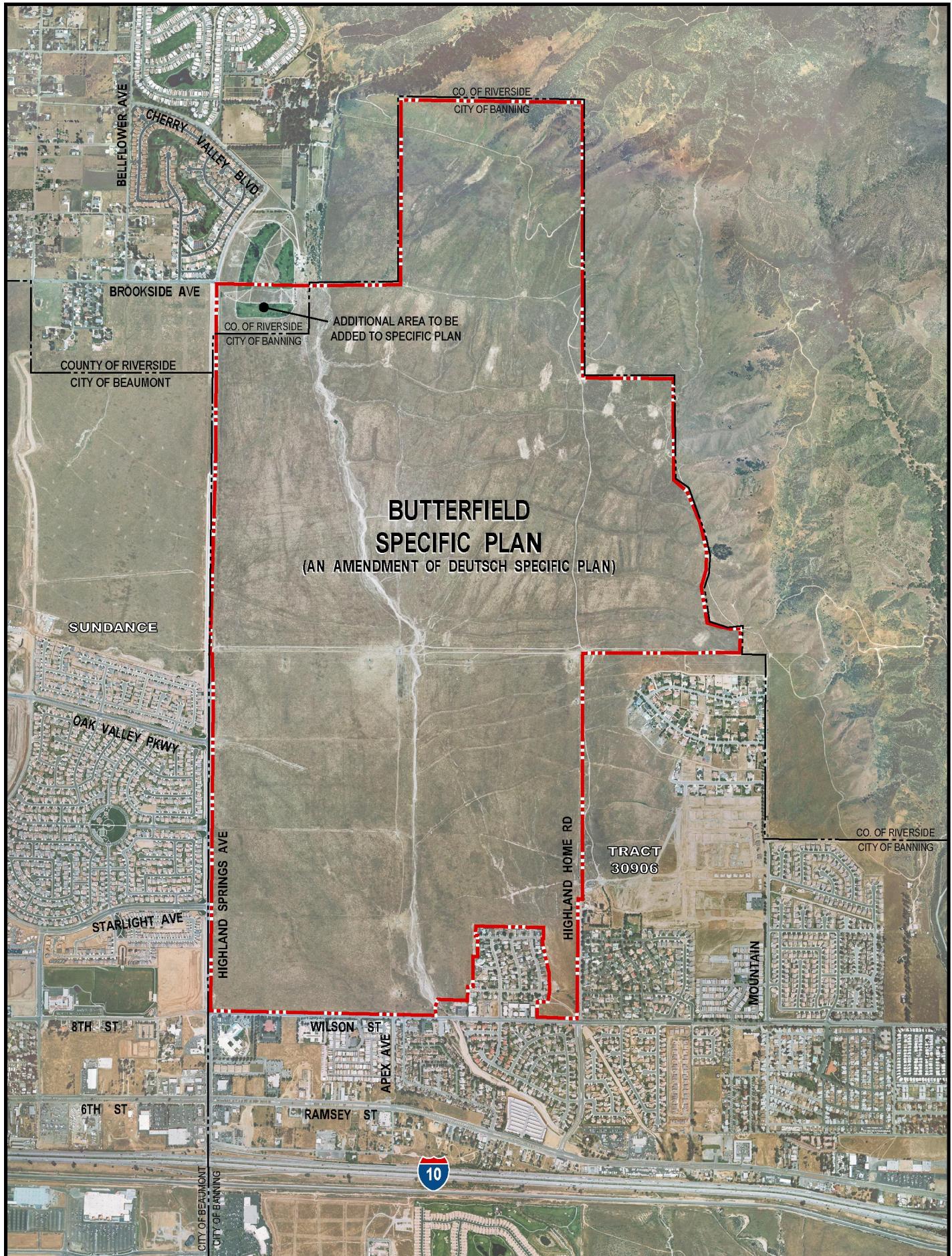
The Specific Plan as approved by the City of Banning in 1993, included estate, single-family, patio home, apartment and senior housing land uses, allowing a total of 5,400 dwelling units. The approved Specific Plan also included commercial sites (25 acres), school sites (24 acres), a fire station (1 acre), parks (75 acres), a golf course (193 acres), and backbone roadways (83 acres). The following is a timeline of the history of the Deutsch Specific Plan:

- 1981 – Initiation of the Deutsch Specific Plan.
- 1985 – Certification of the Deutsch Specific Plan Final Environmental Impact Report; approval of the General Plan Amendment and Specific Plan.
- 1985 – Annexation of a majority of the project area into the City of Banning.
- 1992 – Initiation of Specific Plan Amendment.
- 1993 – Certification of Final Environmental Impact Report; approval of Specific Plan Amendment and Development Agreement.
- 1995 – Annexation of remaining Deutsch Specific Plan project area into the City of Banning.

In August 2007, Pardee Homes submitted an application for a proposed comprehensive Specific Plan Amendment, which would replace the existing Deutsch Banning Specific Plan. As part of this application, the City of Banning has determined that a new EIR is required for the proposed Butterfield Specific Plan and related approvals.

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III. BUTTERFIELD SPECIFIC PLAN PROJECT CHARACTERISTICS

The following is a brief summary of key Project elements:

Land Use Summary

As depicted in the following Exhibit 3, Land Use, the Butterfield Specific Plan proposes a maximum of approximately 5,387 dwelling units (936.4 acres of residential), a golf course and open space (270.7 acres), parks (49.7 acres) and other open space (114 acres), two elementary school sites (22 acres), a potential fire station site (1.5 acres of residential area), a potential site for a 3.5-acre City electrical substation facility (which is being analyzed in a City initiated environmental document separate from this one), a potential satellite wastewater treatment plant (2-5 acres of residential area), two commercial sites (35.9 acres) and backbone roadways (110.8 acres). The project also includes the construction of major onsite and offsite infrastructure, including, but not limited to: various offsite conveyance pipelines (water, wastewater and recycled water), a multi-purpose recharge/storage/detention basin, drainage improvements to Smith Creek immediately upstream and downstream of the project site (which will provide City-wide benefits), on-site drainage improvements and groundwater recharge basins, onsite and offsite road improvements, other related infrastructure, and potentially some offsite grading immediately east of the Project site to support water storage tanks or debris basins. Tables 1 and 2 provide a comparison between the proposed Butterfield Specific Plan and the existing Deutsch Specific Plan projects.

The Specific Plan Amendment requires a Zone Change and related permits/approvals noted in Table 3. The SPA also shows Planning Area 43B, in the northwest corner of the project site, as a potential future addition, which would require an annexation and Sphere of Influence Amendment (currently in the City of Beaumont's sphere of influence) from LAFCO, and a General Plan Amendment. Approval of the Butterfield Specific Plan would essentially pre-zone this area, although annexation of this area is not being requested at this time.

Note: The commercial and elementary school planning areas will also include Specific Plan provisions to allow alternative residential land uses if it is later determined that these non-residential uses are no longer viable (although the total unit count would not exceed 5,387 DU).

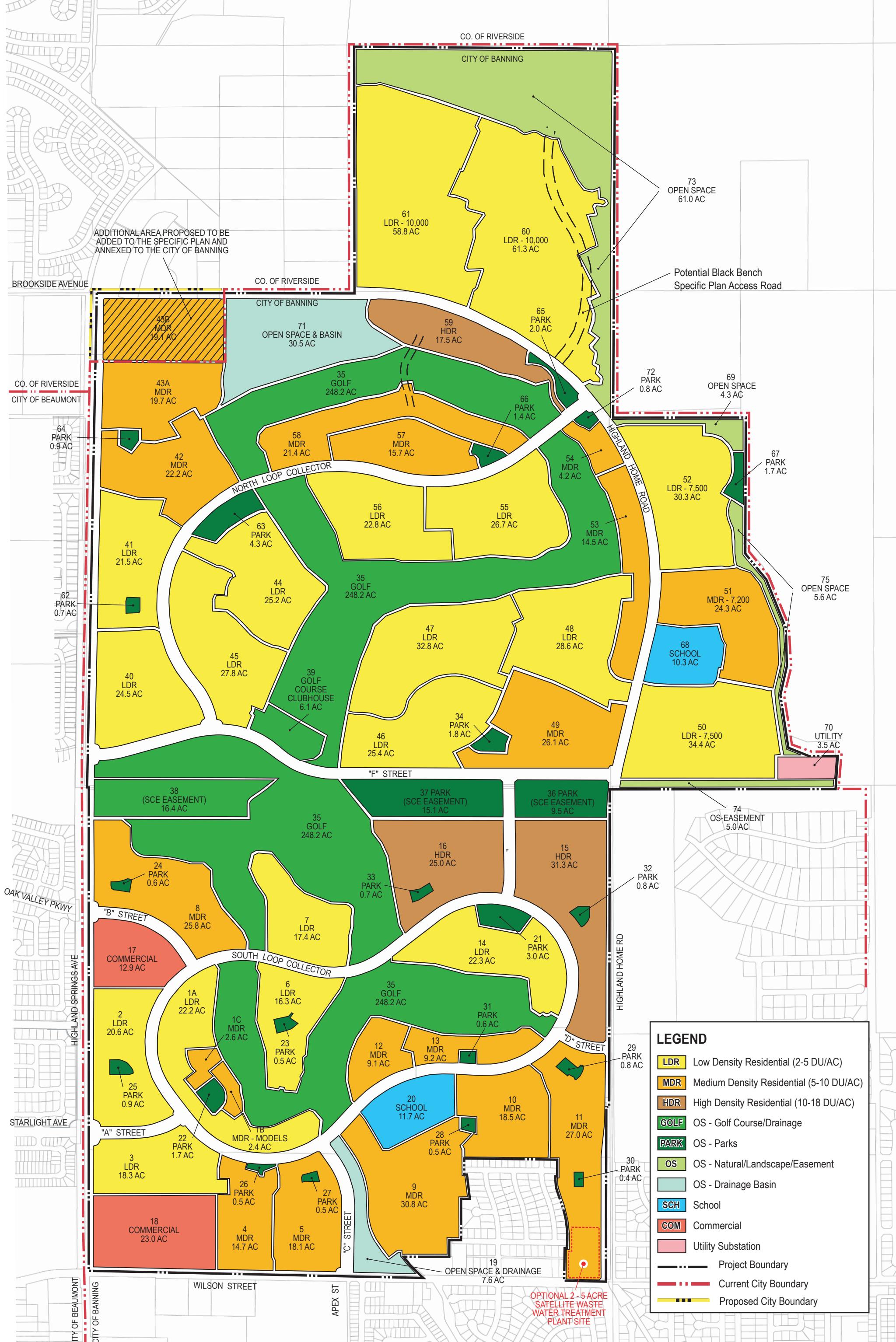
Drainage Facilities

Drainage facilities for the Butterfield Specific Plan will include the construction of a multi-purpose recharge/storage/detention basin ("multi-purpose basin"), onsite re-alignment of Smith Creek, groundwater recharge basins, water quality treatment facilities, in-tract storm drain facilities, offsite drainage improvements along Smith Creek immediately north and south of the Project site, which would provide City-wide benefits.

Multi-Purpose Basin

Planning Area 71, immediately east of PA 43B in the northwest corner of the project site, proposes the construction of a multi-purpose basin in the location where Smith Creek enters the project site. The basin is proposed to function as a flood control, water detention, water storage, and groundwater recharge facility. In addition, the basin is anticipated to be used for recreational purposes that are consistent with a facility of this type. A number of potential water

Table 1: Butterfield Specific Plan* Land Use Summary						Table 2: Deutsch Specific Plan Land Use Summary					
Land Use	Gross Acres	% Of Area	Dwelling Units	% Of Dwelling Units	Average Gross Density (DU/AC)	Land Use	Gross Acres	% Of Area	Dwelling Units	% Of Dwelling Units	Average Gross Density (DU/AC)
RESIDENTIAL						RESIDENTIAL					
Low Density - 0-5 DU/AC	537.2	34.8%	2230	41.4%	4.2	Low Density - 0-5 DU/AC	656	42.3%	1946	36%	3.0
Medium Density - 5-10 DU/AC	325.4	21.1%	1961	36.4%	6.0	Medium Density - 5-10 DU/AC	390	25.1%	1950	36%	5.0
High Density - 10-18 DU/AC	73.8	4.8%	1196	22.2%	16.2	High Density - 10-18 DU/AC	89	5.7%	1184	22%	13.3
						Very High Density - 20 DU/AC (Apartments/ Senior Housing)	16	1.0%	320	6%	20.0
Residential Subtotals	936.4	60.7%	5387	100.0%	5.8	Residential Subtotals	1151	74.2%	5400	100%	4.7
NON-RESIDENTIAL						NON-RESIDENTIAL					
Golf Course	270.7	17.5%				Golf Course	193	12.4%			
Parks	49.7	3.4%				Parks	75	4.8%			
Open Space	114.0	7.4%				Open Space					
Schools	22.0	1.4%				Schools	24	1.5%			
Commercial/Office	35.9	2.3%				Commercial/Office	25	1.6%			
Fire Station						Fire Station	1	0.1%			
Utility Substation	3.5	0.2%				Utility Substation					
Roads	110.8	7.2%				Roads	83	5.3%			
Non-Residential Subtotals	606.5	39.3%				Non-Residential Subtotals	401	25.7%			
SPECIFIC PLAN TOTALS	1543	100%	5387	100.0%	3.5	SPECIFIC PLAN TOTALS	1552	100%	5400	100%	3.5
Notes:											
* Butterfield Specific Plan – Draft (August 2007)											
1. Alternate residential use of school sites calculated at 10 DU/AC											
2. Alternate residential use or mixed use of the commercial sites calculated as follows: PA 17 at 4.5 DU/AC (LDR) and PA 18 at 10 DU/AC (MDR)											



supply sources may be detained, stored and commingled in the multi-purpose basin at various times, including but not limited to: flood flows from Smith Creek, local groundwater supplies, recycled water from the proposed satellite wastewater treatment plant or the City's main wastewater treatment plant, State Water Project water and other supplemental imported water supplies that may be made available for groundwater recharge or other uses. As part of this facility, areas north of Brookside Avenue (offsite) would require grading to accommodate debris basins and re-routing of the existing drainage course (see Exhibit 4, Offsite Facilities).

Golf Course Drainage

The Butterfield Specific Plan proposes a public 18-hole golf course and accompanying uses (clubhouse, pro shop, and restaurant) on approximately 270.7 acres. A major component of this facility will be the re-alignment of Smith Creek within the project site, which would function as the master backbone drainage system for the project. In addition, the areas within the golf course adjacent to the Smith Creek drainage will be used to provide water quality treatment facilities, opportunities for groundwater recharge, as well as habitat mitigation areas for sensitive biological species.

Smith Creek

As discussed previously, the project proposes to realign Smith Creek so that it conveys drainage from the multi-purpose basin at the north end of the project through the golf course to the Wilson Street culvert at the south end of the basin. As part of this re-alignment, the drainage is being designed to provide biological habitat mitigation areas, water quality treatment facilities, adjacent groundwater recharge areas, and convey onsite drainage throughout the project site. The proposed project also includes a total of 13 acres for recharge basins located throughout the proposed golf course.

Potential offsite improvements associated with Smith Creek include offsite grading and construction of debris/desilting basins immediately north of the proposed alignment of extension of Brookside Avenue, and immediately south of the Wilson Street culvert (refer to Exhibit 4).

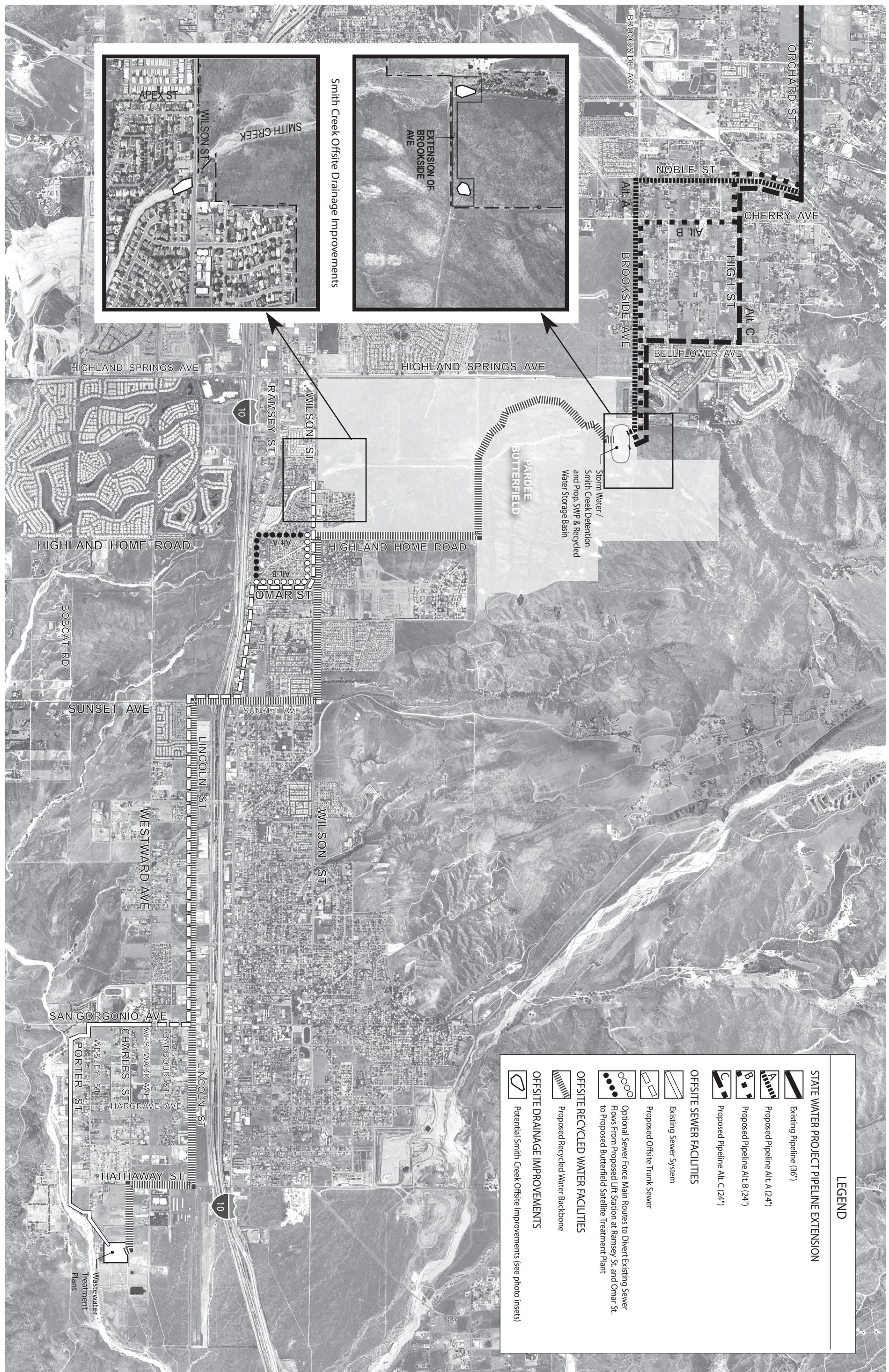
Infrastructure

Major infrastructure elements within the project include:

Potable Water facilities: including onsite water storage tanks (up to 4), pressure reducing valves, pump stations, and pipelines, which are proposed to connect the project into the City's existing and proposed network within Wilson Street and Highland Springs Avenue.

Sewer facilities: including an onsite satellite treatment plant (2 to 5 acres) in the southeast corner of the project site, and in-tract sewer pipelines. Offsite sewer improvements (as depicted in Exhibit 4, Offsite Infrastructure) for the project may include up to 22,400 linear feet of potential offsite sewer main (if the satellite treatment plant is not constructed) in portions of Wilson Street, Omar Street, Ramsey Street, Sunset Avenue, Lincoln Street and San Gorgonio Avenue (all existing paved roadways) or an offsite sewer lift station with two alternative force main alignments (up to 3,900 linear feet) in portions of Omar Street and Wilson Avenue or Ramsey Street and Highland Home Road (all existing paved roadways) to support the onsite satellite treatment plant.

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Recycled Water facilities: including in-tract pipelines and pump stations, which will be connected to the satellite treatment plant, storage reservoirs within the Golf Course and the multi-purpose basin located within Planning Area 71 in the northwest area of the project site. These facilities will supply irrigation water to all golf course facilities and a majority of the project's irrigated parks, common landscaped areas, and open space areas. If the onsite satellite treatment plant is not constructed as part of the project, an offsite-recycled water main (up to 29,300 linear feet) is proposed in portions of Highland Home Road, Wilson Street, Sunset Avenue, Lincoln Street, Hathway Street, and Charles Street (all existing paved roadways) as depicted in Exhibit 4, to connect the project to the City of Banning main wastewater treatment plant.

Circulation

The Butterfield Specific Plan proposes a total of 110.8 acres of backbone roadways. These roadways will provide the in-tract circulation and connect to Highland Springs Avenue, Highland Home Road, Wilson Street, and Brookside Avenue. Additional offsite roadway improvements, other than $\frac{1}{2}$ width improvements along the project frontage, are not proposed as part of the Project, although substantial offsite road improvements are anticipated to be necessary due to existing project and cumulative conditions, to be defined through a comprehensive Traffic Impact Assessment.

The Butterfield Specific Plan depicts an offsite roadway connection for the Black Bench Specific Plan, which would occur in the vicinity of Planning Areas 60 and 73 in the far north areas of the Butterfield project and which is not necessary to provide access to this project. Therefore, the potential impacts of this connection are analyzed in the Black Bench EIR, and will not be analyzed in this environmental document.

New Local and Imported Water Supply Facilities

The project proposes to extend a pipeline from the existing State Water Project pipeline turn-out at the Noble Creek Spreading Grounds, located northwest of the project site. This pipeline extension would be up to 13,900 linear feet in length and would be connected to the multi-purpose basin in the northwest corner of the project site. These infrastructure improvements may potentially require the construction of a new pump station and/or water treatment facility in the vicinity of the multi-purpose basin. Possible alternative alignments for this connection to State Water Project facilities are illustrated in Exhibit 4. The proposed alternative alignments for this pipeline could include portions of Noble Street, High Street, Cherry Avenue, Bellflower Avenue, and Brookside Avenue (all existing paved roadways, except Brookside Avenue east of Highland Springs Avenue). The purpose of this connection is to permit delivery of supplemental imported water supplies, including State Water Project water and other potential supplies, to the project site where such supplies may be recharged into the underlying groundwater basin.

The applicant is investigating a variety of water supply sources that may be used to serve the domestic and non-domestic water supply demands of the project, including but not limited to: local groundwater supplies, stormwater, recycled water, supplemental imported water supplies, including State Water Project water and other potential supplies. These water supply sources will be identified and discussed in more detail in the Water Supply Assessment required to be prepared in conjunction with this project. The potential environmental impacts for all local and/or imported supplemental water supplies will be evaluated in this EIR.

Grading

The Butterfield Specific Plan proposes to grade a majority of the project site for development purposes. The proposed grading concept includes a balanced grading plan, which involves the excavation of soil and earth materials to accommodate the proposed drainage facilities, multi-purpose basin, groundwater recharge basins and golf course facilities.

Phasing

It is anticipated that the Final EIR may be completed and certified in fall 2008. Under the proposed phasing plan for the project, infrastructure of project and City-wide benefit, including Smith Creek drainage facilities, backbone water conveyance facilities, groundwater recharge basins and golf course drainage facilities, may be constructed in the initial phase. The initial phase of infrastructure improvements may also include the onsite satellite wastewater treatment plant. The first phase of housing development is expected to occur within the southwestern portion of the Specific Plan. It is expected that the first neighborhood of homes will be completed in 2009, with subsequent phases completed over 15 years.

Requested Approvals: The project will require a variety of approvals from local, State and Federal agencies. The primary approvals being sought at this time include a Specific Plan Amendment, a General Plan Amendment and Zone Change, Amended Development Agreement, and Tentative Tract Maps (TTM 34896 and others) and Design Review. The following is a preliminary list of potential agreements, permits or approvals, which will be refined as the project goes through the environmental review process. In addition to these requested permits and approvals, Table 3, Requested Approvals also identifies approvals anticipated to be required after approval of the Specific Plan and certification of the Final EIR.

Table 3, Requested Approvals

Permit/Approvals Currently Being Sought	Agency
Final EIR Certification	City of Banning
Project Approvals	
<ul style="list-style-type: none"> - General Plan Amendment - Zone Change - Specific Plan Amendment - Amended Development Agreement - Tentative Tract Maps (TTM 34896 and others) - Design Review 	
Potential Future Permit/Approvals	Agency
Streambed Alteration Agreement	California Department of Fish and Game
404 Permit	U.S. ACOE
NPDES Permit, 401 Certification, SWPPP	California Regional Water Quality Control Board
Conditional Letter of Map Revision (CLOMR)	Federal Emergency Management Agency (FEMA)
Improvement Plans (infrastructure)	City of Banning
Encroachment Permits/Easements	City of Beaumont, Caltrans, SCE, others
Building Plans/Permits	City of Banning
Grading and Infrastructure Permits	City of Banning
Flood Control Facility Review/Acceptance	Riverside County Flood Control and Water Conservation District
Certificates of Occupancy	City of Banning
Annexation, SOI Amendment, GPA (PA 43B)	LAFCO, City of Banning
Individual Waste Discharge Requirements (WDR) for discharge of recycled water, Water Recycling Requirements, Master Recycling Permit	California Regional Water Quality Control Board
Storage Agreement	Beaumont Basin Watermaster
Use of State Water Project Facilities	Department of Water Resources
Use of State Water Project Facilities	San Gorgonio Pass Water Agency and/or San Bernardino Municipal Water District

IV. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based upon review of available information, the City of Banning has determined that the Project may have significant environmental effects and therefore has initiated preparation of an EIR. The EIR will address potentially significant project-related impacts, including onsite development and offsite improvements, based upon written responses to the NOP, public and agency comments on the NOP, public scoping meeting comments, consultation with potentially affected agencies, results of various technical studies, and research conducted throughout the EIR process. The following discussion of potential environmental effects represents a preliminary summary of potential impacts but would likely be modified during the course of the EIR preparation.

Aesthetics, Light and Glare: The EIR will characterize the existing aesthetic environment and visual resources, including a discussion of views within the site and views from surrounding areas to the site, particularly from the adjacent uses. Project impacts will be addressed based on changing onsite and offsite aesthetics visible from surrounding roadways and viewpoints, particularly with respect to grading for housing pads and infrastructure. The contents of the EIR will include the incorporation of discussion of architectural and design specifications for the project, as provided by the City and applicant, including City requirements for proposed landscaping. If necessary, mitigation measures will be recommended to reduce the significance of potential impacts. Color site photographs will be provided which will show onsite and surrounding views.

The EIR will include discussion of impacts due to the introduction of light and glare associated with the development of the proposed project, including onsite and offsite project components. This analysis will include a light and glare impact discussion on neighboring sensitive uses from streetlights, vehicle headlights, building lights, etc., including consideration of "dark sky" issues. The analysis within the EIR will include review of and incorporation of existing City policies and guidelines regarding light and glare, and will include recommended mitigation measures to avoid, reduce or offset potential aesthetic and light and glare impacts.

Agricultural Resources: The EIR will include evaluation of the project site with respect to Williamson Act contracts, and will document whether the existing site is designated as farmland of Prime, Statewide Importance, Unique or Local Importance. This section will include an evaluation of both onsite and offsite project components. This section will document the impacts associated with the conversion of agricultural land to non-agricultural use, as well as any conflicts with Williamson Act contracts or other existing zoning for agricultural uses. This section will recommend mitigation measures to avoid or reduce the significance of potential impacts, if applicable.

Air Quality: The existing conditions portion of this section will provide a discussion on the current status of the California Clean Air Act and relevant air quality planning programs. Existing pollutant data will be obtained from the nearest monitoring station(s). This data will be summarized in a table indicating days exceeding State and Federal Standards for monitored pollutants. The various types of pollutants monitored at the station will also be described and sensitive receptors in the vicinity of the project site (including offsite project components) will be identified.

The analysis within the EIR will provide discussion of potential project impacts, including onsite development and offsite improvements, upon climate and air quality, addressing temporary construction emissions and long-term emissions from project operations associated with daily vehicle travel and energy consumption. Short-term air quality impacts will be discussed focusing on dust generation, construction vehicle emissions, and possible odors. In addition, project consistency will be evaluated based upon local and regional planning programs. Based on the Air Quality Management District (AQMD) and City criteria, the EIR will model construction-related dust and vehicle emissions and long-term operational emissions using URBEMIS and EMFAC. A CO (Carbon Monoxide) hotspot analysis will be provided, if warranted. The EIR will also provide estimated projection of annual greenhouse gas emissions resulting from development of the project site, and will provide a qualitative discussion of the proposed project's impacts relative to global warming. The EIR will recommend mitigation measures as appropriate to reduce construction and operational impacts to the extent feasible.

Biological Resources: The EIR will address potential impacts to biological resources, including mature trees, wildlife corridors, sensitive habitat, and sensitive species. The EIR will include the results of previous and current general biological surveys and focused surveys, as well as the findings of jurisdictional wetlands delineation. This section will provide an explanation of the requirements of the Riverside County Multi-Species Habitat Conservation Plan, and will analyze the onsite and offsite impacts relative to this Plan. In addition, a conceptual wetlands mitigation plan will be prepared for the proposed project, including onsite and offsite components, and would be subject to review/revision by applicable regulatory agencies. As needed, the report will indicate recommendations for mitigation or project design solutions.

Cultural Resources: The EIR will address potential impacts with respect to historical, archaeological and paleontological resources due to construction of onsite and offsite project components, based on previous and updated cultural resource assessments. The EIR will also evaluate the potential for disturbance of human remains. The EIR will recommend mitigation measures to reduce potentially significant impacts on these resources.

Geology, Soils and Seismicity: This section will include a summarization of the findings of the geotechnical studies and will identify existing regional and site-specific (onsite and offsite) geology and soils constraints (such as compressible soils, landslide hazards, disruptions, displacements, compaction, or over-covering of the soil, and areas subject to subsidence), areas potentially subject to significant grading impacts, seismic hazards, existing topography, landform modifications, and potential for wind and/or water erosion impacts. The EIR will identify recommended geotechnical measures to be incorporated into final grading plans.

Hazards and Hazardous Materials: The EIR will analyze the potential impacts from hazardous materials associated with historic uses of the project site, as well as the offsite facilities sites, such as contaminated soils, asbestos-containing materials, based on the Phase I Environmental Site Assessment. The EIR will also evaluate the potential impacts resulting from development of the proposed project with respect to the routine transport, use, or storage of hazardous substances, potential release of hazardous materials, and the potential for emissions of hazardous substances within ¼ mile of existing or proposed schools. The EIR will also include evaluation of wildland fire risks, and of the proposed projects impacts on local emergency response plans.

Hydrology and Water Quality: The EIR will address potential onsite and offsite impacts with

respect to drainage and water quality based on preliminary drainage studies prepared by the applicant, focusing on the adequacy of the existing drainage system and project's proposed drainage facilities and alterations with respect to flood hazards. This will include discussion of appropriate BMPs (Best Management Practices) with respect to construction and operational water quality issues. Recognizing that the project drains to the San Gorgonio River located southeast of the City of Banning, applicable regional water quality policies will be evaluated. This section will also provide analysis of the project's impacts on groundwater resources and its contribution to aquifer recharge. If required, mitigation measures will be recommended to minimize the significance of short- and long-term grading and drainage impacts.

Land Use and Relevant Planning: The EIR will include evaluation of the proposed project with respect to the City of Banning General Plan, City of Banning Zoning Ordinance, and related plans/policies. Due to the proposed General Plan Amendment, Zone Change and annexation, the EIR will discuss the project with respect to applicable regional planning documents. The EIR will include discussion of land use compatibility issues, as well as the project's effects upon agricultural lands, LAFCO policies, and the overall rural character of the area. The EIR will address the project's conformity with applicable affordable housing policies. The analysis conducted in the EIR will include evaluation of the project's recreational features and overall impact on the City's park and recreational needs. The EIR will also include analysis of the project's potential onsite and offsite construction-related impacts, as well as long-term impacts related to both the nature of the proposed development, and potential for grading and/or fuel modification adjacent to existing developments.

Noise: The EIR will include evaluation of potential noise impacts of the proposed Project, focusing on short-term construction noise (including truck hauling from site grading and construction of offsite infrastructure), long-term changes in noise levels in the project area due to traffic changes along area roadways, and changes in ambient noise levels associated with increased human activity. This section will specifically address impacts associated with the project to noise-sensitive land uses, both within the project site and along existing offsite roads affected by the project. The noise analysis will address potential increase in noise levels along the adjacent roadway portions, with particular attention to anticipated cumulative noise impacts. Mitigation measures will be recommended to avoid, reduce or offset project impacts.

Population and Housing: The EIR will evaluate the proposed project's impacts on population growth in the area, as well as the potential for displacement of housing and/or people from the area. The analysis will discuss the projected population growth with respect to the Regional Housing Needs Assessment and the City's General Plan. Where necessary, the EIR will recommend mitigation measures to reduce potential impacts.

Public Service and Utilities: The EIR will address the project's potential impacts upon public services and utilities, with respect to the potential for new or modified facilities that may result in physical environmental impacts, particularly with respect to new or modified facilities on and off-site (such as emergency response times/facilities, water storage tanks, detention basins, and alternative off-site sewer line alignments). This section will analyze the project's potential impacts on water supply resources and will recommend mitigation measures where appropriate. As part of this discussion, the EIR will also analyze the potential impacts associated with obtaining additional water supplies for the City and project. The EIR will also address potential project effects upon local services, such as schools, parks, library, and solid waste. This analysis will be based primarily upon feedback obtained from respective agencies as part of the NOP process, and incorporation of proposed infrastructure plans identified in the Specific Plan.

Transportation and Circulation: The EIR will summarize the results of a Traffic Impact Analysis, which will address potential impacts to local roadways, intersections and state highways, as well as Congestion Management Plan requirements. The analysis will also address the local issue of potential through-traffic on existing residential streets, including a discussion of actual versus perceived impact, and potential traffic calming or other measures to minimize effects on existing neighborhoods. The EIR will also address construction-related issues such as traffic control and hauling associated with site grading and offsite infrastructure components. Mitigation measures will be identified, including the project's fair share of improvements needed for existing or cumulative conditions.

Additional Environmental Topics: The EIR will also address CEQA-mandated sections such as Cumulative Impacts, Growth-Inducing Impacts, Alternatives and other required sections.

V. ENVIRONMENTAL REVIEW PROCESS

Following completion of the 30-day Notice of Preparation public review period, the City of Banning will incorporate relevant information into the Project EIR, including results of public scoping and technical studies. A Draft EIR will be circulated for public review and comment for the required 45-day public review period. All individuals that have requested so will be placed on a Notice of Availability list for the Draft EIR. The Draft EIR, the Draft Butterfield Specific Plan, Master Tract Map and related materials will be available for review at the City of Banning City Hall, 99 E. Ramsey Street, Banning, California, 92220 and at the Banning Public Library, 21 W. Nicolet Street, Banning, California, 92220. Following receipt of all written comments on the Draft EIR, the City will prepare Responses to Comments as part of the Final EIR.

Should you have any questions or comments regarding this Notice of Preparation, please contact Kevin Thomas of RBF Consulting at (951) 506-2074 or Kim Clinton of the City of Banning at (951) 922-3125.

Prepared by:

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Banning, CA 92220-3349

Robert B. & Sharon Mcgeough
4989 W. Gilman St.
Banning, CA 92220-1279

Theodore & Jacqueline Miranda
1122 Highland Home Rd
Banning, CA 92220-1248

Ryan & Clarissa Houssein
1686 Larkspur Lane
Beaumont, CA 92223-2083

Robert J. & Mary Schoenborn
1121 Dorothy Ann Dr
Banning, CA 92220-1211

Thomas K. & Sharilyn Harper
4968 W. Hoffer St.
Banning, CA 92220-1257

San Gorgonio Memorial Health C
600 N. Highland Springs Ave
Banning, CA 92220-3046

Roberto & Julieann Martinez
1695 Apollo Way
Beaumont, CA 92223-2495

Thomas W. & Patsy Mahoney
4441 Mockingbird Lane
Banning, CA 92220-1106

Scott Lam
1314 Daisy Dr.
Beaumont, CA 92223-8407

Rolando G. Inocentes
1690 Big Sky Dr.
Beaumont, CA 92223-3316

Tony & Davis Abate
5182 W. Hoffer St.
Banning, CA 92220-1259

Shirley M. Gardiner
1097 N. Kingswell Ave.
Banning, CA 92220-1266

Ronald G. & Eula Walters
1150 N. Brinton Ave.
Banning, CA 92220-1204

Velinda Patten
4958 Meadow Way
Banning, CA 92220-3312

Steven & Barbara Toth
5515 Wendy Ct
Banning, CA 92220-3225

Russell & Patricia Pene
5008 W. Hoffer St.
Banning, CA 92220-1257

Victor C. Centeno
1699 Apollo Way
Beaumont, CA 92223-2495

Steven V. Jensen
1686 Moss Rose Way
Beaumont, CA 92223-2057

Samuel & Manuela Merida
1459 White Clouds Ln.
Beaumont, CA 92223-1719

Wayne & Stacey Wolcott
1284 Daisy Dr.
Beaumont, CA 92223-8408

Tang & Chang Moua
1164 Blue Star Way
Beaumont, CA 92223-2050

Sandra P. Rosales
1054 Sandpiper Dr
Beaumont, CA 92223-2052

Yosimien Cain
P. O. Box 311
Banning, CA 92220-0003

Terrence J. Sullivan
1162 N Highland Home Rd
Banning, CA 92220-1248

Sherri L. & Ernest Holfus
1329 Daisy Dr.
Beaumont, CA 92223-8407

Thomas J. Funnell
1133 N. Kingswell Ave.
Banning, CA 92220-1266

Thomas J. & Lorraine Fisher
4743 W. Hoffer St.
Banning, CA 92220-1282

Sone Phaophanith
1138 Blue Star Way
Beaumont, CA 92223-2050

Thomas O. & Ernestina Darko
1680 Midnight Sun Dr.
Beaumont, CA 92223-8443

Thomas M. & Jody Creekmore
1359 Daisy Dr.
Beaumont, CA 92223-8407

Steven & Darlene Miller
1111 Sandpiper Dr
Beaumont, CA 92223-2053

Tina Pogue
1050 Thompson Ave. N.
Banning, CA 92220-1270

Tina Kummerle
1693 Jade Moon Lane
Beaumont, CA 92223-2044

Sundance Community Assn.
26650 The Old Road 110
Valencia, CA 91381-0748

Tyler & Lisa Denson
1341 Daisy Dr.
Beaumont, CA 92223-8407

Troy L. & Thomasine Walker
1135 Sandpiper Dr.
Beaumont, CA 92223-2054

Terence R. Becerra
1698 Moss Rose Way
Beaumont, CA 92223-2056

Victor A. & Jeannette Garcia
1117 N. Kingswell Ave.
Banning, CA 92220-1266

Vicki Ortega
1098 N. Brinton Ave.
Banning, CA 92220-1204

Terry Burns
1308 Daisy Dr.
Beaumont, CA 92223-8407

Victoria F. Alfonso
1482 Fallbrook Rd.
Beaumont, CA 92223-3319

Victor E. & Janet Ramirez
1412 Fallbrook Rd.
Beaumont, CA 92223-3318

Wilson Inv DBA Wilson Inv
2368 Torrance Blvd. 200
Torrance, CA 90501-2547

Wong M. Sun
1542 E. 6th St.
Banning, CA 92220-3207

Wesley S. & Kimber Young
581 Dorothy Anna Dr.
Banning, CA 92220-3388

Yong & Edward Weeks
1683 Sera Moon Dr.
Beaumont, CA 92223-2049

Form A
Notice of Completion & Environmental Document Transmittal

SCH # _____

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

Project Title: Butterfield Specific Plan

Lead Agency: City of Banning Contact Person: Oscar Orci
Mailing Address: 99 E. Ramsey Street Phone: 951.922.3125
City: Banning Zip: 92220 County: Riverside

Project Location:

County: Riverside City/Nearest Community: Banning Total Acres: 1,543
Cross Streets: Highland Springs Avenue & Wilson Street Zip Code: 92220
Assessor's Parcel No. Attachment A Section: Attachment A Twp. Attachment A Range: Atch. A Base: Attachment A
Within 2 Miles: State Hwy #: Interstate 10 Waterways: Montgomery Creek, Smith Creek, and Potrero Creek
Airports: Railways: Union Pacific Schools: See Attachment A

Document Type:

CEQA: <input checked="" 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 to EIR (Note prior SCH # below)	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	<input type="checkbox"/> Subsequent EIR (Note prior SCH # below)	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other _____
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> Other _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input checked="" 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 type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other _____

Development Type:

<input checked="" type="checkbox"/> Residential: Units 5,387 Acres 936.4	<input checked="" type="checkbox"/> Water Facilities: Type _____ Reservoirs _____ MGD _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation: Type _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. _____ Acres 35.9 Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input checked="" type="checkbox"/> Educational Schools: 22 acres	<input checked="" type="checkbox"/> Waste Treatment: Type Satellite Treatment Plant MGD _____
<input checked="" type="checkbox"/> Recreational Parks: 49.7 acres	<input type="checkbox"/> Hazardous Waste: Type _____
	<input type="checkbox"/> Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Specific Plan

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

The Butterfield Specific Plan project site is comprised of approximately 1,543 acres within the north western portion of the City of Banning. It is generally bounded by Wilson Street to the south, Highland Springs Avenue to the west, Riverside County unincorporated land to the north and northeast, and portions of Highland Home Avenue to the east. Approximately 19.1 acres of the northwest portion of the project site are currently located within the County of Riverside.

Reviewing Agencies Checklist

continued

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

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

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

Starting Date September XX, 2007

Ending Date October XX, 2007

Lead Agency (Complete if applicable):

Consulting Firm: RBF Consulting
Address: 40810 County Center Dr., Suite 100
City/State/Zip: Temecula, CA 92591
Contact: Kevin Thomas, CEP
Phone: (951) 506.2074

Applicant: Pardee Homes

Address: 1385 Old Temescal Road

City/State/Zip: Corona, CA 92881

Phone: (951) 817.3400

Signature of Lead Agency Representative _____ Date _____

ATTACHMENT A

PROJECT LOCATION:

Assessor's Parcel No.

406-200-004, 406-170-002, 531-080-010, 419-020-008, 419-020-009, 419-020-006, 419-020-021, 406-040-016, 406-030-028, 406-040-017, 406-170-003.

Section: 25, Township: 2S, Range: 1W, Base: San Bernardino

Section: 36, Township: 2S, Range: 1W, Base: San Bernardino

Section: 31, Township: 2S, Range: 1E, Base: San Bernardino

Section: 01, Township: 3S, Range: 1W, Base: San Bernardino

Schools: Sundance Elementary, Cavalry Christian, Beaumont Unified School District and Banning Unified School District

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING NOTICE

Project Title: Butterfield Specific Plan Project

Applicant: Pardee Homes

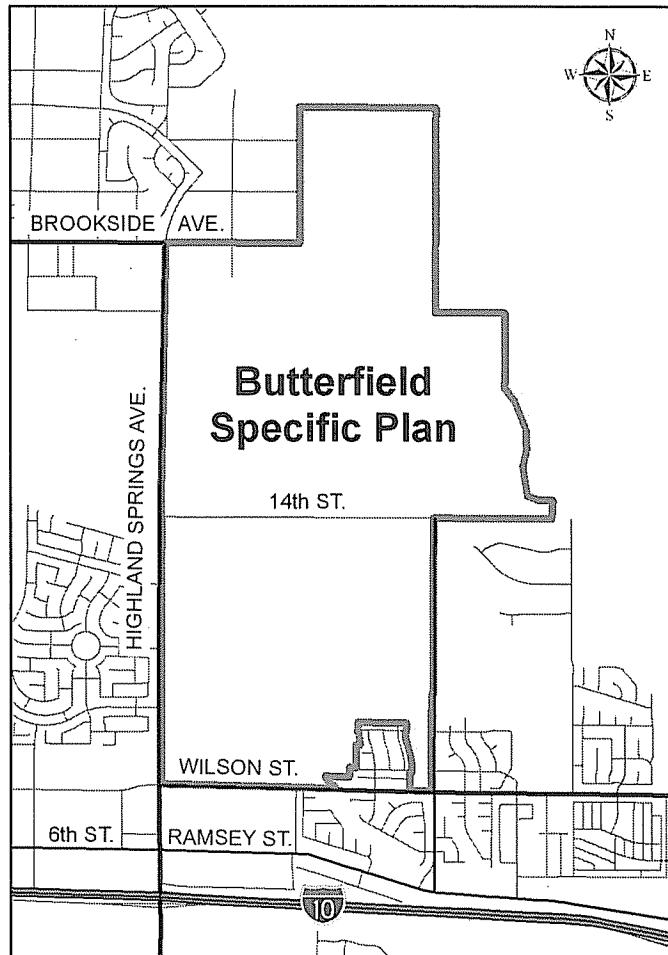
Lead Agency: City of Banning, Community Development Department

Address: 99 E. Ramsey Street, Banning, California 92220

City Contact: Kim Clinton
Senior Planner **Phone:** 951.922.3125
 Fax: 951.922.3128

The City of Banning (City) has determined that an Environmental Impact Report (EIR) is necessary for the Butterfield Specific Plan Project (the "Project") in the northwestern portion of the City of Banning. The City is the lead agency for the project and will prepare the EIR under the terms and requirements of the California Environmental Quality Act (CEQA) and the implementing Guidelines of the California Environmental Quality Act ("Guidelines").

Project Location. The 1,543-acre project site is located within the northwestern portion of the City of Banning adjacent to the City of Beaumont to the west and unincorporated Riverside County to the north. The project site is generally located approximately 0.5 miles north of Interstate 10. The project site is bounded by Highland Springs Road to the west, Highland Home Road to the east, and Wilson street to the south. The site is currently being used for agricultural grazing purposes.



Project Summary. The project proposes a maximum of approximately 5,387 dwelling units (936.4 acres of residential), a golf course and open space (270.7 acres), parks (49.7 acres) and other open space (114 acres), two school sites (22 acres), a potential fire station site (1.5 acres of residential area), a potential site for a City electrical substation facility (3.5 acres), a potential satellite wastewater treatment plant (2-5 acres of residential area), two commercial sites (35.9 acres) and backbone roadways (110.8 acres). The project also includes the construction of major onsite and offsite infrastructure, including, but not limited to: various

offsite conveyance pipelines (water, wastewater and recycled water), a multi-purpose recharge/storage/detention basin, drainage improvements to Smith Creek immediately upstream and downstream of the project site (which will provide City-wide benefits), on-site drainage improvements and groundwater recharge basins, onsite and offsite road improvements, other related infrastructure, and potentially some offsite grading immediately east of the Project site to support water storage tanks or small debris basins.

Requested Approvals. The project requires processing of a General Plan Amendment and a Zone Change in support of the Specific Plan Amendment (amending/replacing the Deutsch Property Specific Plan, which allowed up to 5,400 dwelling units). The applicant, Pardee Homes, also intends to submit a Development Agreement and Tentative Tract Maps for City review and approval, concurrent with the Specific Plan.

Probable Environmental Effects. The resources anticipated to have probable environmental effects associated with the proposed project may include: biological and cultural resources, geology, soils, and seismicity, hydrology and water quality, transportation and circulation, air quality, noise, public services (police, fire, etc..) and utilities (sewer, water, reclaimed water, etc..), aesthetics, light and glare, agricultural resources, hazards and hazardous materials, land use and relevant planning, and cumulative impacts.

NOTICE OF PREPARATION (NOP) PROCESS

The purpose of this notice is: (1) to serve as the Notice of Preparation to potential Responsible Agencies, federal agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues, from interested parties other than those noted above, including interested or affected members of the public. Additional project information, including the application and preliminary draft Specific Plan, are available for review at the City Hall address shown above.

All parties that have submitted their names and mailing addresses will be notified as part of the current project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the person identified above. The City will accept **written** comments from Agencies and interested parties regarding this notice through the close of business on **October 28, 2007 (submit written comments to the City address shown above)**.

PUBLIC SCOPING MEETING

Public Scoping Meetings will be held on ***October 16th and October 22nd***, including a brief Project overview and discussion of environmental issue areas. Two meetings will be held from 2:00 PM to 4:00 PM and from 6:00 PM to 8:00 PM on October 16th and a follow up meeting will be held from 6:00 PM to 8:00 PM on October 22nd. These meetings will be held in the City Council Chambers at the above address (the same information will be presented at each meeting; it is not necessary to attend all of them). Any interested parties may attend to gain a better understanding of the Project and to identify environmental issues of concern.

Newspaper Proof of Publication
On file at the City of Banning



STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

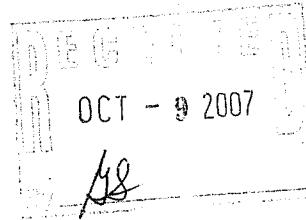


ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

September 28, 2007



To: Reviewing Agencies
Re: Butterfield Specific Plan
SCH# 2007091149

Attached for your review and comment is the Notice of Preparation (NOP) for the Butterfield Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Oscar Orci
City of Banning
99 E. Ramsey Street
Banning, CA 92220-0998

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2007091149
Project Title Butterfield Specific Plan
Lead Agency Banning, City of

Type NOP Notice of Preparation
Description The Butterfield Specific Plan project site is comprised of approximately 1,543 acres within the north western portion of the City of Banning. It is generally bounded by Wilson Street to the south, Highland Springs Avenue to the west, Riverside County unincorporated land to the north and northeast, and portions of Highland Home Avenue to the east. Approximately 19.1 acres of the northwest portion of the project site are currently located within the County of Riverside.

Lead Agency Contact

Name	Oscar Orci	<i>Fax</i>
Agency	City of Banning	
Phone	(951) 922-3125	
email		
Address	99 E. Ramsey Street	<i>State</i>
City	Banning	

Project Location

County	Riverside						
City	Banning						
Region							
Cross Streets	Highland Springs Avenue & Wilson Street						
Parcel No.	406-200-004,406-170-002,531-080-010,419-020-008,419-020-009,419-020-006,419-020-021,406-040						
Township	-016, 2S,3S	Range	1W,1E	Section	25,...	Base	SB

Proximity to:

Highways	
Airports	
Railways	
Waterways	Montgomery Creek, Smith Creek, and Potrero Creek
Schools	Sundance Elem.,Calvary Christian,Beaumont Unified,Banning Unifie
Land Use	Specific Plan

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Integrated Waste Management Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received 09/28/2007 **Start of Review** 09/28/2007 **End of Review** 10/29/2007

NUR Distribution List**County: LAKE****SCH# 444114**

Resources Agency	<input type="checkbox"/> Fish & Game Region 2 Banky Curtis	<input type="checkbox"/> Public Utilities Commission Ken Lewis	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky
Resources Agency	<input type="checkbox"/> Fish & Game Region 3 Robert Floerke	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander
Dept. of Boating & Waterways	<input type="checkbox"/> Fish & Game Region 4 Julie Vance	<input type="checkbox"/> State Lands Commission Jean Sarino	<input type="checkbox"/> Caltrans, District 10 Tom Dumas
California Coastal Commission	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 11 Mario Orso
Colorado River Board	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel	<input type="checkbox"/> Business, Trans & Housing Habitat Conservation Program	<input type="checkbox"/> Caltrans, District 12 Ryan P. Chamberlain
Dept. of Conservation	<input type="checkbox"/> Fish & Game Region 6 I/M Gabrina Gatchel	<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
California Energy Commission	<input type="checkbox"/> Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Air Resources Board Jim Lerner	<input type="checkbox"/> RWQCB 4 Teresa Rodgers
Cal Fire	<input type="checkbox"/> Dept. of Fish & Game M George Isaac	<input type="checkbox"/> California Highway Patrol Shirley Kelly	<input type="checkbox"/> RWQCB 5 Central Valley Region (4)
Office of Historic Preservation	<input type="checkbox"/> Marine Region	<input type="checkbox"/> Office of Special Projects Terri Pencovic	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
Dept of Parks & Recreation	<input type="checkbox"/> Other Departments DeeDee Jones	<input type="checkbox"/> Caltrans • Planning Mike Tolstrup	<input type="checkbox"/> RWQCB 5F Fresno Branch Office
Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Transportation Projects Ravi Ramalingam	<input type="checkbox"/> RWQCB 5R Central Valley Region (5)
Reclamation Board	<input type="checkbox"/> Dept. of General Services Robert Sleppy	<input type="checkbox"/> Airport Projects Mike Tolstrup	<input type="checkbox"/> RWQCB 6 Redding Branch Office
S.F. Bay Conservation & Dev'l. Comm.	<input type="checkbox"/> Environmental Services Section Steve McAdam	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
Dept. of Water Resources	<input type="checkbox"/> Dept. of Health Services Veronica Malloy	<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit	<input type="checkbox"/> RWQCB 6V Lahontan Region (6)
Resources Agency	<input type="checkbox"/> Dept. of Health/Drinking Water Nadell Gayou	<input type="checkbox"/> Division of Financial Assistance Student Intern, 401 Water Quality Certification Unit	<input type="checkbox"/> RWQCB 7 Victorville Branch Office
Conservancy	<input type="checkbox"/> Independent Commissions, Boards Debby Eddy	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> RWQCB 8 Colorado River Basin Region (7)
Fish and Game	<input type="checkbox"/> Delta Protection Commission Dennis Castillo	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> RWQCB 9 Santa Ana Region (8)
Dept. of Fish & Game	<input type="checkbox"/> Office of Emergency Services Marc Birnbaum	<input type="checkbox"/> Caltrans, District 3 Jeff Pulverman	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
Environmental Services Division	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Caltrans, District 4 Tim Sable	<input type="checkbox"/> Other _____
Fish & Game Region 1	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Delta Protection Commission David Murray	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center
Fish & Game Region 1E	<input type="checkbox"/> Donald Koch	<input type="checkbox"/> Office of Emergency Services Dennis Castillo	<input type="checkbox"/> Department of Pesticide Regulation
	<input type="checkbox"/> Laurie Hemsberger		Last Updated on 09/1/07

Form A

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

SCH # _____

Project Title: Butterfield Specific Plan

Lead Agency: City of Banning Contact Person: Oscar Orci
 Mailing Address: 99 E. Ramsey Street Phone: 951.922.3125
 City: Banning Zip: 92220 County: Riverside

Project Location:

County: Riverside City/Nearest Community: Banning Total Acres: 1,543
 Cross Streets: Highland Springs Avenue & Wilson Street Zip Code: 92220
 Assessor's Parcel No. Attachment A Section: Attachment A Twp. Attachment A Range: Atch. A Base: Attachment A
 Within 2 Miles: State Hwy #: Interstate 10 Waterways: Montgomery Creek, Smith Creek, and Potrero Creek
 Airports: Railways: Union Pacific Schools: See Attachment A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement to EIR (Note prior SCH # below) EA Final Document
 Neg Dec Subsequent EIR (Note prior SCH # below) Draft EIS Other _____
 Mit Neg Dec Other FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 5,387 Acres 936.4 Water Facilities: Type _____ Reservoirs _____ MGD _____
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 Commercial: Sq.ft. _____ Acres 35.9 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational Schools: 22 acres Waste Treatment: Type Satellite Treatment Plant MGD _____
 Recreational Parks: 49.7 acres Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Specific Plan

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

The Butterfield Specific Plan project site is comprised of approximately 1,543 acres within the north western portion of the City of Banning. It is generally bounded by Wilson Street to the south, Highland Springs Avenue to the west, Riverside County unincorporated land to the north and northeast, and portions of Highland Home Avenue to the east. Approximately 19.1 acres of the northwest portion of the project site are currently located within the County of Riverside.

Reviewing Agencies Checklist

continued

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

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

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

Starting Date September XX, 2007

Ending Date October XX, 2007

Lead Agency (Complete if applicable):

Consulting Firm: RBF Consulting
Address: 40810 County Center Dr., Suite 100
City/State/Zip: Temecula, CA 92591
Contact: Kevin Thomas, CEP
Phone: (951) 506.2074

Applicant: Pardee Homes

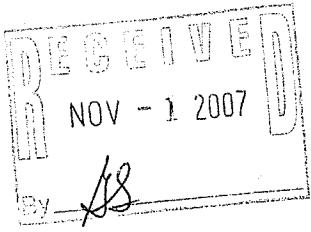
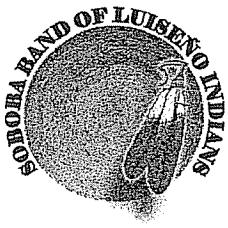
Address: 1385 Old Temescal Road

City/State/Zip: Corona, CA 92881

Phone: (951) 817.3400

Signature of Lead Agency Representative _____ Date _____

AGENCY COMMENTS



Mission:

Educate and communicate the rich heritage of Soboba peoples; Lead and assist individuals, organizations and communities in understanding the needs and concerns of Native American monitoring of traditional sites; Advocate Native American participation in state agencies and boards; Advocate legislation and enforcement of laws affecting Native American peoples and protecting historical and archaeological resources.

September 17, 2007

Attn: Kim Clinton
99 E. Ramsey Street
Banning, CA. 92220

Re: Butterfield Specific Plan

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas.

At this time the Soboba Band does not see a direct need for Native American Monitor, but is requesting further consultation on the project listed above. If there are any questions or concerns do not hesitate to contact me at the following number (951) 487-8268.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.

Sincerely,

A handwritten signature in black ink.

Erica Helms

Soboba Cultural Resource Department
Phone (951) 487-8268
Cell (951) 663-8333
ehelms@soboba-nsn.gov



4080 Lemon Street, 3rd Floor • Riverside, CA
Mailing Address: P. O. Box 12008 • Riverside, CA 92502-2208
(951) 787-7141 • Fax (951) 787-7920 • www.rctc.org

Riverside County Transportation Commission

October 4, 2007

Ms. Kim Clinton
City of Banning
Community Development Department
99 E. Ramsey Street
Banning, CA 92220

Subject: Notice of Preparation (NOP) to Prepare Draft Environmental Impact Report (DEIR) – Butterfield Specific Plan (Banning)

Dear Ms. Clinton:

The Riverside County Transportation Commission (RCTC) oversees funding and coordination of public transportation services in Riverside County. RCTC also serves as the tax authority and implementation agency for the voter approved Measure A Transportation Improvement Program, allocates Transportation Development Act (TDA) funds, and is the designated Congestion Management Agency (CMA) for the County. RCTC has reviewed the above-referenced document and has the following comments:

The Butterfield Specific Plan proposes to develop approximately 1,543 acres in western Banning, north of Interstate 10 (I-10) and Wilson Street, east of Highland Springs Avenue, and west of Highland Home Road. The proposal includes approximately 5,400 dwelling units and various other uses/improvements that would combine to generate substantial additional traffic in the area. The NOP acknowledges "substantial offsite road improvements are anticipated to be necessary due to the proposed project and cumulative conditions," but also indicates no off-site roadway improvements, aside from local street half-width improvements along the project frontage, are proposed with this project. Future offsite roadway improvements are to be defined in a Traffic Impact Assessment (TIA).

The TIA should consider and analyze the project's potential traffic impacts to Interstate 10 (I-10) and its interchanges at Highland Springs Avenue, Beaumont Avenue, SR-60, Oak Valley Parkway, and Sunset Avenue and identify needed

Mr. /Ms. Kim Clinton
Page -2-

improvements. In addition, RCTC strongly recommends early consultation and close coordination with Caltrans District 8.

RCTC appreciates the opportunity to review and provide input on this NOP and will review the DEIR and TIA, when available.

If you have any questions, please contact Steven Keel at (951) 787-7961 or me at (951) 787-7141.

Sincerely,



Hideo Sugita, Deputy Executive Director
Riverside County Transportation Commission

cc: Cathy Bechtel (RCTC)
Mark Massman (Bechtel)
File



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

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AS

October 4, 2007

Mr. Kim Clinton
City of Banning
Community Development Department
99 E Ramsey Street
Banning, CA 92220

Dear Mr. Clinton:

Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the Butterfield Specific Plan Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.aqmd.gov/ceqa/models.html.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM2.5 emissions from construction and operational activities and processes. In connection with developing PM2.5 calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM2.5 emissions and compare the results to the recommended PM2.5 significance thresholds. Guidance for calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

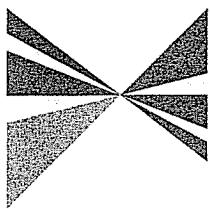


Steve Smith, Ph.D.

Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:AK
RVC070928-01AK
Control Number

SOUTHERN CALIFORNIA



**ASSOCIATION OF
GOVERNMENTS**

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Los Angeles, California

90017-3435

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www.scag.ca.gov

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Riverside County: Jeff Stone, Riverside County • Thomas Buckley, Lake Elsinore • Bonnie Flickinger, Moreno Valley • Ron Loveridge, Riverside • Greg Pettis, Cathedral City • Ron Roberts, Temecula

San Bernardino County: Gary Ovitt, San Bernardino County • Lawrence Dale, Barstow • Paul Eaton, Montclair • Lee Ann Garcia, Grand Terrace • Tim Jasper, Town of Apple Valley • Larry McCalon, Highland • Deborah Robertson, Rialto • Alan Wagner, Ontario

Tribal Government Representative: Andrew Masiel St., Pechanga Band of Luiseno Indians

Ventura County: Linda Parks, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

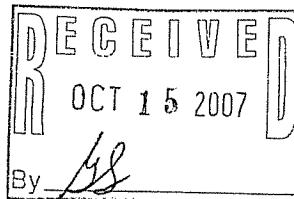
Orange County Transportation Authority: Art Brown, Buena Park

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

October 8, 2007

Ms. Kim Clinton
City of Banning
99 E Ramsey Street.
Banning, Ca. 92220



RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Butterfield Specific Plan - SCAG No. I20070607.

Dear Ms. Clinton,

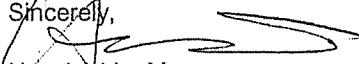
Thank you for submitting the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Butterfield Specific Plan - SCAG No. I20070607, to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082.

SCAG staff has reviewed the aforementioned NOP and has determined that the proposed project is regionally significant per the California Environmental Quality Act (CEQA) Guidelines (Section 15125(d) and 15206). The proposed project will potentially develop a maximum of 5,387 housing units, golf course, parks and open space, schools, fire station, commercial areas, wastewater treatment and electrical substation areas.

CEQA requires that EIRs discuss any inconsistencies between the proposed project and applicable general plans and regional plans (Section 15125 [d]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided. We expect the DSPEIR to specifically cite all SCAG policies and address the manner in which the project is consistent, not-consistent, or not applicable to these policies and provide supportive analysis as to why it is consistent, not-consistent, or not applicable to these policies. Policies of SCAG's Regional Comprehensive Plan and Guide (RCPG), Regional Transportation Plan (RTP), and Compass Growth Vision (CGV) that may be applicable to your project are outlined in the attachment. Also, for ease of review, we would encourage you to use a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format (attached). The RCPG, RTP and CGV can be found on the SCAG web site at: <http://scag.ca.gov/igr>

The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. Please provide a minimum of 45 days for SCAG to review the DEIR and Amended Specific Plan when these documents are available. If you have any questions regarding the attached comments, please contact James R. Tebbetts at (213) 236-1915. Thank you.

Sincerely,



Huasha Liu, Manager

Program Development and Evaluation Division

**COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE NORTH MAIN STREET
DISTRICT SPECIFIC PLAN AMENDMENT – SCAG No. I20070604.**

PROJECT DESCRIPTION

The proposed project will potentially develop a maximum of 5,387 housing units (936.4 acres), golf course (270.7 acres), open space (114.0 acres), parks (49.7 acres), two elementary schools (22 acres), fire station (1.5 acres), two commercial areas (35.9 acres), wastewater treatment (2.5 acres) and electrical substation (3.5 acres) areas, and backbone road system (110.8 acres). The housing units would include 2,230 low density, 1,961 medium density, and 1,196 high density units. The project is located in the northwest portion of the City, generally east of Highland Springs Avenue, north of Wilson Street, and west of Highland Home Road.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the DEIR for the Eagle Valley Project.

3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.*

Regional Growth Forecasts

The DEIR should reflect the most current, adopted SCAG forecasts, which are the 2004 RTP (April 2004) Population, Household and Employment forecasts. Please note that SCAG is in the process of updating these forecasts. The Draft 2008 RTP Baseline Growth Forecast will be released on November 1, 2007 by Community, Economic and Human Development Committee (CEHD) Committee along with the Draft 2008 RTP and RCPG for public review and comment. You may wish to use these forecasts in your DEIR. The adopted 2004 forecasts for your region, subregion, and City are as follows:

Adopted SCAG Regionwide Forecasts

	2010	2015	2020	2025	2030
Population	19,208,661	20,191,117	21,137,519	22,035,416	22,890,797
Households	6,072,578	6,463,402	6,865,355	7,263,519	7,660,107
Employment	8,729,192	9,198,618	9,659,847	10,100,776	10,527,202

Adopted WRCOG Forecasts

	2010	2015	2020	2025	2030
Population	1,614,605	1,830,421	2,037,129	2,230,185	2,413,467
Households	521,606	606,139	691,621	776,168	860,168
Employment	541,587	633,161	727,005	822,031	918,640

Adopted City of Banning Forecasts

	2010	2015	2020	2025	2030
Population	29,213	33,623	37,972	42,140	46,140
Households	11,140	13,211	15,305	17,371	19,418
Employment	11,217	13,432	15,682	17,950	20,244

* The 2004 RTP growth forecast at the regional, county and subregional level was adopted by RC in April, 2004. City totals are the sum of small area data and should be used for advisory purposes only.

3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

- 3.04 *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*
- 3.05 *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*
- 3.08 *Encourage subregions to define an economic strategy to maintain the economic vitality of the subregion, including the development and use of marketing programs, and other economic incentives, which support attainment of subregional goals and policies.*
- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job-rich subregions and job growth in housing-rich subregions.*
- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 *Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- 3.16 *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- 3.17 *Support and encourage settlement patterns, which contain a range of urban densities.*
- 3.18 *Encourage planned development in locations least likely to cause adverse environmental impact.*
- 3.19 *Support policies and actions that preserve open space areas identified in local, state, and federal plans.*

- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- 3.25 *Encourage the efforts of local jurisdictions, employers and service agencies to provide adequate training and retraining of workers, and prepare the labor force to meet the future challenges of the regional economy.*
- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

AIR QUALITY CHAPTER

The Air Quality Chapter core actions related to the proposed project include:

- 5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community-based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulation can be assessed.*
- 5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts.*

OPEN SPACE AND CONSERVATION CHAPTER

The Open Space and Conservation Chapter goals related to the proposed project include:

- 9.1 *Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.*
- 9.2 *Increase the accessibility to open space lands for outdoor recreation*
- 9.3 *Promote self-sustaining regional recreation resources and facilities.*
- 9.4 *Maintain open space for adequate protection to lives and properties against natural and manmade hazards.*

1 October 2007

Ms. Kim Clinton

Page 5

- 9.5 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire and other known hazards, and areas with limited access for emergency equipment.*
- 9.6 *Minimize public expenditure for infrastructure and facilities to support urban type uses in areas where public health and safety could not be guaranteed.*
- 9.7 *Maintain adequate viable resource production lands, particularly lands devoted to commercial agriculture and mining operations.*
- 9.8 *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The Water Quality Chapter goals related to the proposed project include:

11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.

REGIONAL TRANSPORTATION PLAN

The 2004 Regional Transportation Plan (RTP) also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals

- RTP G1 Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2 Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3 Preserve and ensure a sustainable regional transportation system.*
- RTP G4 Maximize the productivity of our transportation system.*
- RTP G5 Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6 Encourage land use and growth patterns that complement our transportation investments.*

Regional Transportation Plan Policies

- RTP P1 Transportation investments shall be based on SCAG's adopted Regional Performance Indicators:*
- RTP P2 Ensuring safety, adequate maintenance, and efficiency of operations on the existing multi-modal transportation system will be RTP priorities and will be balanced against the need for system expansion investments.*
- RTP P3 RTP land use and growth strategies that differ from currently expected trends will require a collaborative implementation program that identifies required actions and policies by all affected agencies and sub-regions.*

GROWTH VISIONING

The fundamental goal of the Compass Growth Visioning effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional

Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents

- GV P1.1 Encourage transportation investments and land use decisions that are mutually supportive.
- GV P1.2 Locate new housing near existing jobs and new jobs near existing housing.
- GV P1.3 Encourage transit-oriented development.
- GV P1.4 Promote a variety of travel choices

Principle 2: Foster livability in all communities

- GV P2.1 Promote infill development and redevelopment to revitalize existing communities.
- GV P2.2 Promote developments, which provide a mix of uses.
- GV P2.3 Promote "people scaled," walkable communities.
- GV P2.4 Support the preservation of stable, single-family neighborhoods.

Principle 3: Enable prosperity for all people

- GV P3.1 Provide, in each community, a variety of housing types to meet the housing needs of all income levels.
- GV P3.2 Support educational opportunities that promote balanced growth.
- GV P3.3 Ensure environmental justice regardless of race, ethnicity or income class.
- GV P3.4 Support local and state fiscal policies that encourage balanced growth
- GV P3.5 Encourage civic engagement.

Principle 4: Promote sustainability for future generations

- GV P4.1 Preserve rural, agricultural, recreational and environmentally sensitive areas.
- GV P4.2 Focus development in urban centers and existing cities.
- GV P4.3 Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.
- GV P4.4 Utilize "green" development techniques

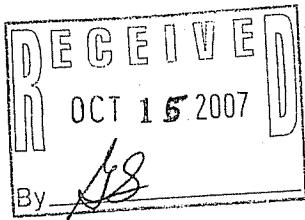
CONCLUSION

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

Suggested Side by Side Format - Comparison Table of SCAG Policies

For ease of review, we would encourage the use of a side-by-side comparison of all SCAG policies with a discussion of the consistency, non-consistency or not applicable of the policy and supportive analysis in a table format. All policies and goals must be evaluated as to impacts. Suggest format is as follows:

Policy Number	SCAG RCPG, RTP, and/or CGV Policies Growth Management Chapter		Statement of Consistency, Non-Consistency, or Not Applicable
	Policy Text		
3.01	<i>The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies shall be used by SCAG in all phases of implementation and review.</i>		Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
3.02	<i>In areas with large seasonal population fluctuations, such as resort areas, forecast permanent populations. However, appropriate infrastructure systems should be sized to serve high-season population totals.</i>		Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
3.03	<i>The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.</i>		Consistent: Statement as to why Not-Consistent: Statement as to why Not Applicable: Statement as to why
Etc.	Etc.		Etc.



U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

October 9, 2007

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

Dear Ms. Clinton:

This is in response to your request for comments on the Notice of Preparation and Public Scoping Meeting Notice for the Butterfield Specific Plan Project in Banning, California.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the City of Banning (Community Number 060246), Map revised June 17, 1991. Please note that the City of Banning, Riverside County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any ***development*** must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed ***prior*** to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Kim Clinton
Page 2
October 9, 2007

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtml>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Banning City floodplain manager can be reached by calling Duane Burk, Director of Public Works at (951) 922-3130. The Riverside County floodplain manager can be reached by calling Mekbib Degaga, Senior Civil Engineer, Flood Control and Water Conservation Department, at (951) 955-1265.

If you have any questions or concerns, please do not hesitate to call Cynthia McKenzie of the Mitigation staff at (510) 627-7190.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

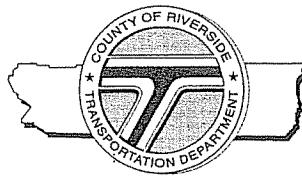
Duane Burk, Director of Public Works, City of Banning
Mekbib Degaga, Senior Civil Engineer, Riverside County
Garret Tam Sing/Salomon Miranda, State of California, Department of Water Resources,
Southern District
Cynthia McKenzie, Floodplanner, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

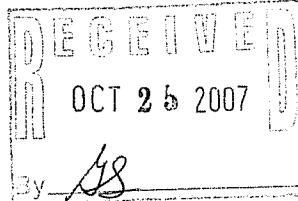
Transportation Department



George A. Johnson, P.E.
Director of Transportation

October 22, 2007

Ms. Kim Clinton
City of Banning
Community Development Department
99 E. Ramsey Street
Banning, CA 92220



Subject: Comments on NOP for Butterfield SP EIR Preparation

Dear Ms. Clinton:

Thank you for the opportunity to review and comment on the Notice of Preparation (NOP) for the proposed Butterfield Specific Plan on land that is primarily in the City of Banning and includes a small parcel currently located in an unincorporated area of the County of Riverside. Since the proposed development of about 5,387 dwelling units, a golf course, a park, two elementary schools and a utility substation would add traffic on County roadways in the area, the County is very interested in reviewing the traffic study and EIR that will be prepared to ensure that appropriate mitigation measures are identified and implemented.

Our specific comments are:

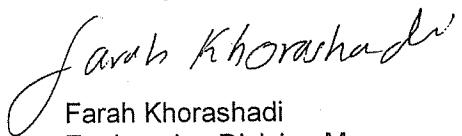
1. The County requests that the traffic study and EIR be provided for our review and comment upon completion of the documents.
2. The intersection of Highland Springs Avenue at Brookside Avenue is under County jurisdiction. If intersection improvements are to be made, the County requests the opportunity to review the improvement plans.
3. In the vicinity of the proposed project, roadways included in the Circulation Element of the General Plan of the County of Riverside are:
 - Highland Springs Avenue – classified as Arterial (128' R/W)
 - Brookside Avenue - classified as Secondary (100' R/W)
 - Cherry Valley Blvd (extended to connect with Highland Home Road) - classified as Arterial (128' R/W)
 - Unnamed Road extending northeasterly from Cherry Valley Blvd/HIGHLAND Home Road - classified as Major (118' R/W)

City of Banning
October 22, 2007
Page 2

4. The County requests to be included in the development of mitigation measures that might affect County facilities.
5. The County requests to be included in the review of traffic control plans for any County roadways that will be used as construction routes.

Thank you again for the opportunity to review and comment on the DEIR.

Sincerely,



Farah Khorashadi
Engineering Division Manager

FK:rg

Cc: Juan C. Perez, Deputy Director Transportation
Kevin Tsang, Jr. Engineer, Transportation Department

Kim Clinton

From: Fox, Tony [Tony.Fox@fire.ca.gov]
Sent: Tuesday, October 23, 2007 4:47 PM
To: Kim Clinton; KBROWNE@rctlma.org
Subject: Draft EIR Butterfield SP

Kim and Kathleen,

The increase in acreage of unincorporated land within the Butterfield SP will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service based on the increased presence of structures and population. The proponents/developers shall participate in the Development Impact Fee Program adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements, fire station construction and equipment purchases.

Tony Fox

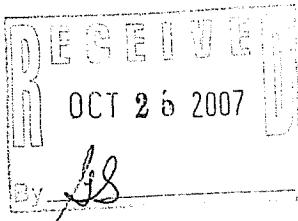
Captain - Strategic Planning Section

CAL FIRE

Riverside County Fire Department

(760)863-8886 Office

(951) 840-8839 Cell



October 23, 2007

MORONGO
BAND OF
MISSION
INDIANS



A SOVEREIGN NATION

Ms. Kim Clinton
Senior Planner
City of Banning
P.O. Box 998
Banning, CA 92220

Re: NOP Butterfield Specific Plan

Dear Ms. Clinton:

The Morongo Band of Mission Indians (the "Tribe") received the NOP for the Butterfield Specific Plan.

The Tribe has reviewed the document and has the following comments:

- The Tribe notes that the EIR will address cultural resources. The Tribe concurs with that directive.
- The Tribe feels some level of archaeological monitoring is required on this project and we ask that the EIR address the need for monitoring.
- The Tribe wishes to be retained by the Project Developer to provide a Native American Monitor for this project. The EIR should also address this request.
- The Tribe also asks that the EIR contain language that if anything significant is found during earthmoving activities which will require a Treatment Plan, that the Tribe be contacted for further consultation.
- The Tribe asks that any Native American artifacts found on site be given to the Tribe.

As you know, the Tribe responded to you in April 2007 as part of our SB18 tribal consultations. Although presented in more detail, these comments are generally consistent with those made in the April 2007 letter.

If you have any questions, please contact me at (951) 755-5206 or Britt_wilson@morongo.org. Thank you for contacting the Tribe.

Sincerely,

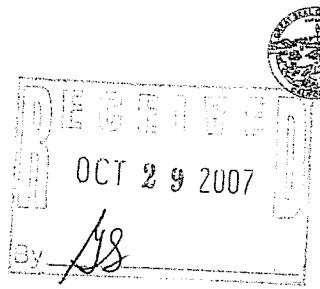
A handwritten signature in black ink, appearing to read "Britt W. Wilson".

Britt W. Wilson
Project Manager/Cultural Resources Coordinator

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
www.nahc.ca.gov
 ds_nahc@pacbell.net

October 24, 2007



Mr. Oscar Orci

CITY OF BANNING

99 E. Ramsey Street
 Banning, CA 92220-0998

Re: SCH# 2007091149; CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for Butterfield Specific Plan Project, located in the City of Banning, Riverside County, California

Dear Mr. Orci:

Thank you for the opportunity to comment on the above-referenced document. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per CEQA guidelines § 15064.5(b)(c). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- ✓ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
- ✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigation plans.

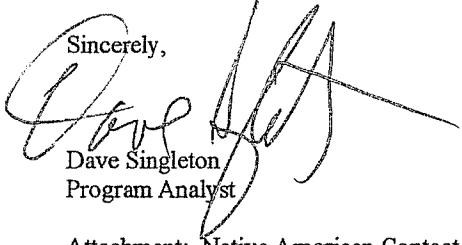
✓ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

✓ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Contact List

Native American Contacts

Riverside County

October 24, 2007

Cahuilla Band of Indians
Anthony Madrigal, Jr., Interim-Chairperson
P.O. Box 391760 Cahuilla
Anza, CA 92539
tribalcouncil@cahuilla.net
(951) 763-2631
(951) 763-2632 Fax

Los Coyotes Band of Mission Indians
Katherine Saubel, Spokesperson
P.O. Box 189 Cahuilla
Warner , CA 92086
loscoyotes@earthlink.net
(760) 782-0711
(760) 782-2701 - FAX

Ramona Band of Mission Indians
Joseph Hamilton, vice chairman
P.O. Box 391670 Cahuilla
Anza, CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

Cahuilla Band of Indians
Maurice Chacon, Cultural Resources
P.O. Box 391760 Cahuilla
Anza , CA 92539
cbandodian@aol.com
(951) 763-2631
(951) 763-2632 Fax

Alvino Siva
2034 W. Westward
Banning, CA 92220
(951) 849-3450

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2007091149; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the "Butterfield Specific Plan; City of Banning; Riverside County, California.

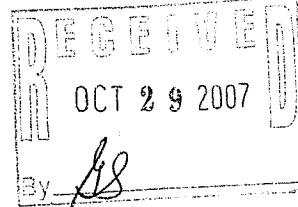
WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.floodcontrol.co.riverside.ca.us

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

October 24, 2007



Ms. Kim Clinton
City of Banning
Community Development Department
99 East Ramsey Street
Banning, CA 92220

Dear Ms. Clinton:

Re: Notice of Preparation of a Draft
Environmental Impact Report for the
Butterfield Specific Plan

This letter is written in response to the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Butterfield Specific Plan. The project proposes approximately 5,387 dwelling units, a golf course, open space areas, two elementary school sites, a fire station, a City electrical substation facility, a satellite wastewater treatment plant, two commercial sites and backbone roadways. The proposed project is located east of Highland Springs Avenue, west of Highland Home Road and north of Wilson Street in the city of Banning, Riverside County.

The Riverside County Flood Control and Water Conservation District has the following comments:

1. Please be advised the proposed project is located within the Banning Master Drainage Plan (MDP). When fully implemented, these MDP facilities will provide flood protection to relieve those areas within the plan of the most serious flooding problems and will provide adequate drainage outlets. The DEIR should address impacts to proposed MDP facilities within the proposed project area. To obtain further information on the MDP and the proposed District facilities, please contact Dale Anderson of the District's Planning Section at 951.955.1345.
2. Existing facilities are located within the proposed project area and may be impacted. Any project that involves District right-of-way, easements or facilities should be coordinated with us. In addition, the DEIR should address potential impacts to the existing storm drain facilities. To obtain further information on encroachment permits or existing facilities, contact Ed Lotz of the District's Encroachment Permit Section at 951.955.1266.
3. The District is a signatory to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). For purposes of procuring an encroachment permit from the District, the permit applicant will need to demonstrate that the portion of the project located within District rights-of-way, easements or facilities is consistent with the MSHCP. The DEIR should include a MSHCP consistency report with all of its supporting documents and provide adequate mitigation in accordance with all applicable MSHCP requirements. The report should address, at a minimum, Sections 3.2, 3.2.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, 7.5.3 and Appendix C of the MSHCP.

Ms. Kim Clinton

-2-

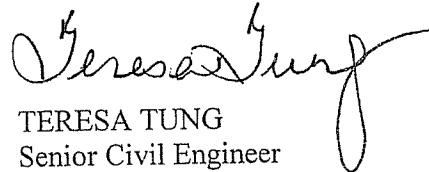
October 24, 2007

Re: Notice of Preparation of a Draft
Environmental Impact Report for the
Butterfield Specific Plan

4. Portions of the proposed project are located within the 100-year Zone A floodplain limits as delineated on the Federal Flood Insurance Rate Map (FIRM), Community Panel Numbers 0602460015B, 0602450805A and 0602450810A, issued in conjunction with the National Flood Insurance Program (NFIP). The City of Banning is responsible for compliance with the FEMA floodplain management regulations within the city limits. For additional information regarding this matter please contact Mekbib Degaga of the District's Floodplain Management Section at 951.955.1265.
5. Page 21 of the Notice of Preparation states that the proposed project may require District review and approval of flood control facilities. It should be noted that the District does not normally plan check or recommend conditions for land use cases in incorporated cities. The District will only assume an advisory role and comment on items of specific interest to the District, including MDP facilities or other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, upon written request from the cities.

Thank you for the opportunity to review the Notice of Preparation. Please forward any subsequent environmental documents regarding the project to my attention at this office. Any questions concerning this letter may be referred to Jason Swenson at 951.955.8082 or me at 951.955.1233.

Very truly yours,



TERESA TUNG
Senior Civil Engineer

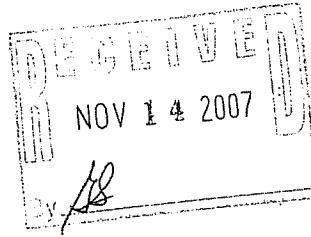
c: TLMA
Attn: David Mares
RCFC&WCD
Attn: Ed Lotz
Mekbib Degaga
Dale Anderson

JDS:mcv
P8\116666

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING AND LOCAL ASSISTANCE (MS 722)
464 WEST 4th STREET, 6th FLOOR
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-6040
FAX (909) 383-6890
TTY (909) 383-6300



Flex your power!
Be energy efficient!

November 1, 2007

City of Banning
Attention: Mr. Oscar Orci
99 East Ramsey
Banning, CA 92220

08-Riv-10 (SCH No. 2007091149)
PM 9.307

Subject: Notice of Preparation (NOP) for the Butterfield Specific Plan draft Environmental Impact.
SCH#2007091149.

Dear Mr. Orci:

We appreciate the opportunity to report on the Notice of Preparation for the Butterfield Specific Plan "Pardee Homes" in the City of Banning. The following items listed below should be noted and taken into consideration.

We are requesting a copy of the Traffic Impact study to determine this proposed project's near-term and long-term impacts to Interstate 10. Potential cumulative significant traffic impacts to adjacent Interstate 10 interchange ramps and mainline should be mitigated and programmed as part of the Butterfield Specific Plan. All mitigation should be disclosed within TIS and the EIR. The data used in the TIS should not be more than 2 years old.

Caltrans endeavors that all direct and indirect cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards. Please submit the Traffic Impact Study (TIS) to Caltrans prior to the circulation of the Draft Environmental Impact Report (DEIR).

As additional information becomes available, the Department reserves the right to reassess its position/analysis.

SCH No. 2007091146
October 30, 2007
Butterfield Specific Plan
Page 2

Should clarification of the contents of this letter be required, please do not hesitate to contact Christine Medina Regional Transportation Planner/IGR-CEQA Review at (909) 383-6212 or me at 909 383-6040.

Sincerely,



NATHANIEL H. PICKETT
Office Chief
Regional Planning, Riverside IGR/CEQA Review

PUBLIC COMMENTS

Sign-In Sheet
Butterfield Specific Plan
EIR Scoping Meeting
October 22, 2007
6:00-8:00 p.m.

Sign-In Sheet
Butterfield Specific Plan
EIR Scoping Meeting
October 16, 2007
2:00-4:00 p.m.

Name	Address	City	State	Zip Code
CHARLIE STRANG	4175 HILLTOP DRIVE SUITE 600 N HIGHLAND, SALT LAKE CITY	841-3050	UT	841-3050
DAN WARREN	600 N HIGHLAND, SALT LAKE CITY	BROWNSVILLE	CA	92220
Bob Christian	4271 W. 21st	Banning	CA	92220
Jim Wilson	4405 MOCKINGBIRD	BROWNSVILLE	TX	75110
Ken Miller	1610 W. 11th	BROWNSVILLE	TX	78563
THRA KUMMEL	10000 HIGHLAND SPRINGS AVE	BEAUMONT	CA	92223
ALFREDO MARTINEZ	470 EAST HARRISON ST	CORONA	CA	92879

Sign-In Sheet
Butterfield Specific Plan
EIR Scoping Meeting
October 16, 2007
6:00-8:00 p.m.

PUBLIC INPUT CARD
October 22, 2007
6:00-8:00 p.m.
Butterfield Specific Plan
Environmental Impact Report

The purpose of the Scoping Meeting is to solicit input from the community. The City of Banning has determined that an Environmental Impact Report (EIR) is necessary for the analysis of the proposed Butterfield Specific Plan in the City of Banning. If you would like to comment on the project's environmental issues, please feel free to provide your input in the space below. Please submit your input either before you leave tonight, or mail your comments to the **City of Banning, Community Development Department, 99 E. Ramsey Street, Banning, CA 92220; Attn: Ms. Kim Clinton**. **Written comments must be received no later than October 28, 2007.**

We have bought 3 homes in the last two years 2 on Hillside and one on Mockingbird Ln. My husband and I live in one and my 2 daughter & family live in the other two. We moved our family here from Long Beach so we could have a better quality of life for our grandkids, and they could enjoy clean air in a safe place to grow up. We chose this area because of the beauty of the area (Well kept homes), wild life to enjoy all 3 of our homes one 1 acre and 1/2 acre. We are very concerned about the traffic, crime, pollution and safety that will come by building so many homes on such small amount of land. Please listen to our concerns. Thank you.

Name (PLEASE PRINT):
Organization/Affiliation:
Address:
City/State/Zip Code:

James & Joyce Quinn
4230 HILLSIDE DR
4290 HILLSIDE DR
4176 MOCKING BIRD LN
Banning Ca 92220

Joyce Quinn

PUBLIC INPUT CARD
October 22, 2007
6:00-8:00 p.m.
Butterfield Specific Plan
Environmental Impact Report

The purpose of the Scoping Meeting is to solicit input from the community. The City of Banning has determined that an Environmental Impact Report (EIR) is necessary for the analysis of the proposed Butterfield Specific Plan in the City of Banning. If you would like to comment on the project's environmental issues, please feel free to provide your input in the space below. Please submit your input either before you leave tonight, or mail your comments to the **City of Banning, Community Development Department, 99 E. Ramsey Street, Banning, CA 92220; Attn: Ms. Kim Clinton.** Written comments must be received no later than October 28, 2007.

We are concerned about a few issues regarding the Pardee/Butterfield project in our neighborhood. Specifically we are concerned about the water supply, fire safety and traffic. Another concern of ours is increased crime as we have seen with the development on the east side of Mountain Ave with the 4.6 homes per acre. We are worried about possible zoning changes in our neighborhood that would affect our current way of life and our wildlife behind & around Mockingbird/Mountain Ave.

We would suggest 2-3 houses per acre on the inside of the development and 1 acre to 1 house on the perimeter of the project to complement our existing neighborhood

Name (PLEASE PRINT):
Organization/Affiliation:
Address:
City/State/Zip Code:

Dan & Debbie Matloff
residents of Banning
4070 Hillside Dr.
Banning, CA 92220

PUBLIC INPUT CARD
October 22, 2007
6:00-8:00 p.m.
Butterfield Specific Plan
Environmental Impact Report

The purpose of the Scoping Meeting is to solicit input from the community. The City of Banning has determined that an Environmental Impact Report (EIR) is necessary for the analysis of the proposed Butterfield Specific Plan in the City of Banning. If you would like to comment on the project's environmental issues, please feel free to provide your input in the space below. Please submit your input either before you leave tonight, or mail your comments to the **City of Banning, Community Development Department, 99 E. Ramsey Street, Banning, CA 92220; Attn: Ms. Kim Clinton**. **Written comments must be received no later than October 28, 2007.**

Regarding the proposed development of the land N. of Mockingbird Lane, I believe that the new homes should be consistent with the development of Mt. Air Ranch Estates. I've lived here for almost 30 yrs. My children had a rural setting in which to grow up & have horses, what a wonderful experience for them. Since the development of the track on the NE corner of Mountain + Wilson Avenues we have seen graffiti which we never had before. The traffic is already much worse and will only get more congested on a ~~2~~ Lane Street. The crime rate in this area which was almost non existent is much higher. What about water, we have experienced rationing during droughts in the past. Where will we get the water necessary to fight fires which have happened many times in our area?

Name (PLEASE PRINT): Dick & Carol Hochreiter

Organization/Affiliation:

Address:

City/State/Zip Code:

4256 Hillside Dr
Banning CA 92220

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PLEASE SEE ATTACHED

Name (PLEASE PRINT): HELEN H. WALTER
Organization/Affiliation: MOUNTAIN AIR RANCH ESTATES, NEIGHBORHOOD
Address: 4325 MOCKINGBIRD LANE COMMITTEE
City/State/Zip Code: BANNING, CA 92220

October 27, 2007

Re: Deutsch-Butterfield Development--Pardee

As a homeowner on Mockingbird Lane in Banning for almost 22 years, it is both disappointing and disturbing for me to learn that prior zoning and builder's plans are going to be changed after an understanding had previously been reached as to the specific development plan.

How do these proposed changes impact the upgrading of the electrical towers to be done by Southern California Edison Co.? Has real concern been given to the Wildlife that will be further disturbed in this area? How will the threat of seasonal fires be appropriately addressed? Will the rolling hills behind our properties be leveled and what will be the ecological impact? How will traffic be accommodated with the numbers of homes being increased? These are some of the many questions that need answers.

Further, it is also a concern of residents that a number of homes on both Wilson Street and the new Fiesta Development have not been selling, although priced competitively as the market has declined. Homes that remain vacant for long periods of time require maintenance that is not always provided and property values decrease. Neighborhoods deteriorate and crime increases, and this surely should be of concern in the planning changes proposed.

Along with the other members of our neighborhood, I urge you to give your utmost consideration to the concerns that are being presented by our Committee with regard to the changes that are being currently proposed.

Sincerely,



Helen H. Walter,
Mountain Avenue Ranch Estates Neighborhood Committee

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PLEASE SEE ATTACHED

PLEASE SEE ATTACHMENT

Name (PLEASE PRINT): GEORGIA HASE
Organization/Affiliation: MOUNTAIN AIR RANCH ESTATES
Address: 4355 MOCKINGBIRD LN
City/State/Zip Code: BANNING, CA 92220

October 28, 2007

Re: Deutsch-Butterfield Development—Pardee

I feel that on 34 acres they intend to put 4.6 homes per acre is ludicrous. Where are our city fathers that should be protecting the residents already here. They could at least follow the Fiesta People in putting larger units out lining our property.

Instead of 100 ft on the other side of the electric poles make it 300 ft. Landscape the Easement boundaries with trees to form a fence.

I do not want my property value going down because they want 4.6 homes to an acre.

The crime has risen because of the hud homes you let go in down below our neighborhood.

Fiesta worked very well with our community. I can not see why Pardee can not do the same. After all he builds and then leaves we are here to stay.

Noise levels. Traffic concerns, overall lighting changes.

Ecological concerns

Property values decreasing

Fire concerns

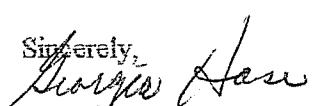
Lack of continuity from our 1-acre custom built homes to 4.6 homes per acre.

Increased crime as we have seen with the development at the bottom of Mountain Ave.

Wild life concerns.

I urge the city to protect the residents already here.

Sincerely,



Georgia Hase

Mountain Ave Ranch Estates.

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Name (PLEASE PRINT):

Organization/Affiliation:

**Organization
Address:**

Address:
City/State/Zip Code:

List of birds and animals living in or around Mockingbird Lane.

Those underlined will not be returning without more of an easement between the Pardee development and ours or large lot size on the exterior boundary of the 34 acres adjacent to us

These specific birds and animals need an open undisturbed ecological niche in order to survive. The ensuing noise and light that will be generated from 4.6 units per acre will cause a decline if not end the population of these animals in our area. If the 34 acres that are directly across the power line easement from our development could either have the lot size substantially increased, or the easement enlarged, it would help to ensure the continual survival of the migratory pathway and the overall survival of these animals in our City, County and State. Another suggestion would be to landscape the easement on the Pardee development with the same deodar pines and cedars that are in our development. It would help to block the noise and light and also give these creatures more of continuity to their environment.

Great Egrets, Cattle Egrets, Great Blue Herons

Killdeers, Roadrunners, California quail

Great Horned Owls, Black vultures, Swainson Hawks, Red tailed Hawks, Cooper hawks, American kestrels, Golden Eagles.

Ground doves, Rock doves, Mourning doves, Ringed Turtle doves

Black Swifts, Hairy woodpecker, Ladder back woodpecker, Gila flickers

Anna's hummingbirds, Allen's hummingbirds

American Gold Finch, Yellow breasted chat, Lesser goldfinch, Western Meadowlark, Western Tanagers, Bullocks oriole, Hooded oriole (we are on the migratory path for these birds. This is also their nesting area. All four types of birds use my yard and my neighbor's.)

House finch, Purple finch, Red Poll, Mocking bird, Dark eyed Junco, Scrub jay

Berwick's wren, House wren, California Thrasher, Dusky Flycatcher

Sparrows: grasshopper, savannah, lark, clay, house, white crowned, chipping, tree, black throated, Lincoln

Black phoebe, Red winged blackbird, Great tailed Grackle, Brewers Blackbird, Starlings

Common Crow and Common Raven

Animals: Mule deer, golden ferrets, coyotes, bobcats,

Snakes: Red racers, S. B. Mountain King snake, California King snake, garter snake, gopher snake, Western Diamond Back rattlesnake, Lyre snake.

OCT 29 2007
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Please see attached comments.

B. PAYNE

Name (PLEASE PRINT):

Bob /SHE PAYNE

Organization/Affiliation:

4326 MORNINGSIDE LANE

Address:

BANNING, CA. 92220

City/State/Zip Code:

To: Community Development Department, City Of Banning, Ca.

We wanted to add our comments to those voicing community concerns about the proposed development of the acreage bordering behind Mockingbird Lane. We recognize that Pardee, the developer for Sundance, who did a beautiful community development on the west side of Highland Springs Ave., will be developing this area also.

It was truly a shame that the same high standards for community development were not adhered to along the east side of the Mountain Avenue development. As a result of that fiasco, the community has encountered more crime, and the eyesore of refuse of all kinds being illegally disposed of along Mountain Avenue, and north of the development on bare land. High density continues to have a price tag.

As a result of this developer's poor planning, all of the local neighbors began giving input to Fiesta, the developers of Evergreen, on the west side of Mountain Ave., and future neighbors to us. We were gratified that Fiesta met with us, and agreed to increase the size of bordering properties to Hillside Ave. This negotiation between existing homeowners and Fiesta was appreciated and proved to be in the best interests of continued development of our Banning Community.

Now, we again are directly involved in asking the Pardee Developers to join with us, as the Fiesta Developers did, to create a new community project we can all be enthused about, and point to with pride. We have looked over the 3 possible solutions to the development of the 34 acres behind Mockingbird Lane, and are in agreement with any of them. (solutions listed below)

We are hopeful Pardee will consider these solutions, and become a true "partner" with all of us, in the Banning Community, by including them in the 34 acres to be developed behind Mockingbird Lane.

Thank you for your time and consideration of this community issue.

Respectfully,

Bob and Sue Payne
4326 Mockingbird Lane
Banning, Ca. 92220

1. Increase lot size to 1 acre along boundary of the 34 acres to Mockingbird Lane.
2. Increase the size of Pardee easement from electrical poles.
3. Landscape the easement boundary with Deodar pines and cedars as a "fence".

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Please see attached

Name (PLEASE PRINT): WENDELL + GAYLE LEE
Organization/Affiliation:
Address: 4326 Hillside Dr.
City/State/Zip Code: BANNING, CA 92220

October 28, 2007

City of Banning
99 E. Ramsey Street
Banning, Calif. 92220

Attention: Kim Clinton

Gentlemen:

I'm writing to let you know my concerns regarding the proposed development by the Pardee Developers behind Mockingbird Lane. As you know, there are one-acre custom homes just to the south of the proposed development. I would like to bring your attention to the development on the northeast corner of Wilson and Mountain Avenue. Have you actually driven thru that development during the evening hours? The streets are lined with vehicles, there are basketball backboards set up in the street. Some residents have illegally changed the side-yard setback and moved fences to increase their yard size. This development certainly didn't help the property values in our area.

I realize the City of Banning will receive monies from the development. This money, which only comes in once, won't last long, when you think about the many years of maintenance that will come after the development is established. Then, there are the fire dangers. Several times we have had to evacuate our homes because of the fire dangers. Are the monies received enough that the City can increase its Fire Department? And, while on the topic of water, will we have enough water without having to ration it when the droughts come. Have you checked with the police department about the increased crime in our area as a result of the tract at Mountain and Wilson Avenues? Are the monies received enough that the City can increase its Police Department?

You would think that the City would want to have some continuity in establishing neighborhoods that would blend well. That is certainly not so when you take one acre home sites and build 4.6 homes per acre adjacent to a longtime established area. Our traffic has increased substantially. The one lane each way on Mountain Avenue used to be adequate; however, with the Christian school and the traffic it generates morning and afternoon and the other traffic increase due to the other new developments, any additional traffic is going to cause some real concerns.

Our wildlife is diminishing. I seldom see the deer that used to graze on the hills around us. The snow owls that used to come every winter in great numbers are dwindling in number. Our City should try to maintain its rural atmosphere. We bought our land so that we could have horses and animals for our children and so that our kids could learn to appreciate the nature around them. Are we turning into another Orange County?

City of Banning
Page 2

Do any of the City fathers live in one of the areas that have 4.6 houses to an acre? No privacy, noise problems, no place to park a car for your visitors, children playing in the street. I doubt it. Stage Coach Town USA – we should certainly change the name because we are not keeping the integrity of the community.

I realize that there are those on the council who live on small lots in Sun Lakes. They have no children and only one or two cars per residence. Can they imagine two or three (often more) children or teenagers living in each house. Several cars per house with garages full of junk and all the cars either parking on the driveway or on the street and children playing in the streets because the yards are so small. And, as is the case in the development on Wilson and Mountain Avenue more than one family living in those houses causing the problem to be far worse.

Why does the City bother with zoning if when it comes time to develop the land they throw the zoning out the window. Don't forget that the City will have to live with the problems that accompany development for years to come.

Sincerely,

Dr. and Mrs. Wendell Lee
4326 Hillside Drive
Banning, Calif. 92220

City of Banning
Community Development Department
99 E. Ramsey Street
Banning, CA 92220

October 17, 2007

Attn: Ms. Kim Clinton

RE: Butterfield Specific Plan Environmental Impact Report.

The lots on Mockingbird Lane and Hillside Drive are in Mountain Air Ranch Estates. When we bought our home, the CCR stated that it was a fully protected Residential-Agricultural Area. It also stated that all lots shall be described as residence lots and shall be used for private first-class residential purposes, together with the right to keep and maintain horses and limited numbers of other livestock. When we looked at the density on a city map, it said that the area was zoned Very Low Density Residential (0-2DU/AC). This area is south of Planning Area 50 in the Butterfield Specific Plan.

Planning Area 50 of the Butterfield Specific Plan is zoned Low Density Residential and they are planning 4.6 DU/AC. We feel that this is not compatible with our Residential- Agriculture Area/ Very Low Density Residential area.

We would like to request that Planning Area 50 of the Butterfield Specific Plan be changed to Very Low Density Residential (0-2DU/AC) to be compatible with our area.

Thank you,

James Wilson
James Wilson

Lonie Wilson
Lonie Wilson

4405 Mockingbird Lane
Banning, CA 92220