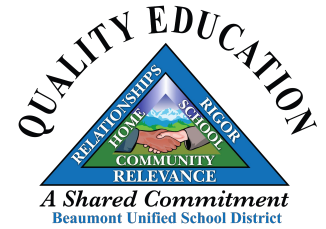


PROPOSED NEW ATWELL SCHOOL SITE



Environmental Impact Report (EIR) Addendum

Sergio San Martin, Chief Business Official
Business Services



School
Location



Renee M. Sage, MA

San Geronimo Memorial Hospital

Suong, Robert R MD at Beaver Medical Group

Hampton Inn & Suites Banning-Beaumont

Joshua Palmer Wy

Linda Vista Mobile Home Park

Taqueria Nueva Generacion

Joshua Palmer Wy

Rosetta at Atwell by Tri Pointe Homes

Highland Springs Fellowship

Hair Pros

Redlands Fwy

Tiger Flower Dr

Poppy Ct

Sagebrush Pl

Sundance Dr

Hunter Moon Way

Desert Star Dr

Lyra Way

Shooting Star Dr

Starlight Ave

Phoenix Dr

Polaris Ln

Sundance Elementary School

E 8th St

Noble Creek Apartments

E 8th St

E 8th St

Dutch Bros Coffee

Tuscany Villas

Applebee's Grill + Bar

E 6th St

W Ramsey St

Joshua Palmer Wy

The Home Depot

Best Buy

Albertsons

Mountain View Park

Moss Rose Way

Sera Moon Dr

Jade Moon Ln

Rigel St

Apollo Way

Exer Urgent Care - Beaumont

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PROPOSED SCHOOL SITE

ATWELL DEVELOPMENT



Site:

- Owner: Tri-Point Homes
- Development: Atwell
- Address: 5800 Landmark Way, Banning
- Acres: 20 acres
- Boundary: Sundance ES

ADDENDUM TO THE APPROVED EIR FOR THE BUTTERFIELD SPECIFIC PLAN

- The Butterfield Specific Plan EIR SCH No. 2007091149 was certified by the City of Banning, City Council on March 27, 2012 (“Certified EIR”).
- The EIR was prepared by RBF Consulting and The City of Banning was the lead agency.
- PlaceWorks has prepared an addendum to the Certified EIR for the Atwell School Site on behalf of the Beaumont Unified School District.
- The addendum to the Certified EIR was prepared because the District’s evaluation of the proposed project does not indicate that any of the circumstances requiring a subsequent or supplemental EIR is required.

EIR ADDENDUM TYPICAL AREAS ANALYZED

- Aesthetics
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfires

SITE SELECTION PROCESS

Title 5 Standards

1. Safety Hazards*
2. Location
3. Environmental
4. Soils
5. Topography
6. Size and Shape
7. Accessibility
8. Public Services
9. Utilities
10. Costs
11. Availability
12. Public Acceptance

*Safety requirements for school site selection in California under Title 5 address power lines and water pipelines through specific setbacks.

EIR ADDENDUM FINDINGS

- Impacts of the modified project (proposed Atwell TK-8 School Site) have already been adequately identified and addressed in the Certified EIR.
- No substantial changes have occurred that would require major revisions to the Certified EIR.
- There are no new significant environmental effects and no substantial increase in the severity of previously identified significant effects.
- Impacts of the modified project are within the levels and types of environmental impacts disclosed in the Certified EIR.
- Adoption of any additional mitigation measures beyond those provided in the Certified EIR are not required.

NEXT STEPS

Adopt Environmental Impact Report (EIR)
Addendum and Mitigation Monitoring and
Reporting Program (MMRP)

THANK YOU!

Questions?

