

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022090102

Project Title: Banning Commerce Center

Lead Agency: City of Banning

Contact Name: David Newell, Community Development Director

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Phone Number: 951-922-3100

Project Location: City of Banning, County of Riverside

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes the development of an approximately 1,320,284 square foot (SF) speculative industrial building consisting of approximately 39,600 SF of office space and 1,312,284 SF of warehousing on approximately 131.28 acres (APNs: 532-030-008, 532-030-009, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, 532-110-015).

Requested approvals include a Design Review (DR 21-7017), a Tentative Parcel Map (TPM 38756), and a Development Agreement (Ordinance 1609).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Air Quality: Air Quality Management Plan (AQMP) Consistency. Project-Related Construction and Operational Emissions. Cumulative Air Quality Emissions.
- Greenhouse Gas Emissions: Despite consistency with the County's GHG Reduction Plan and compliance with various California Air Resources Board and SCAQMD emissions reduction programs, the Project's emissions would be considered significant and unavoidable despite the implementation of PDFs, Standard Conditions, and Mitigation Measures.
- Transportation: Project Buildout is estimated to exceed the City's adopted vehicle miles traveled (VMT) threshold.

Numerous mitigation measures are proposed/required, such as requiring low VOC paints, preparation of a transportation demand management program, provision of EV infrastructure and solar power, designing the building to LEED or CalGreen Tier 2 standards, diversion of landfill waste, electric landscaping equipment, and implementing VMT reducing strategies.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Potential impacts to air quality. (Draft EIR Section 4.2: Air Quality)
- Potential impacts to biological resources and on wildlife linkages. (Draft EIR Section 4.3: Biological Resources)
- Potential impacts to transportation systems. (Draft EIR Section 4.12: Transportation)

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife  
City of Banning  
FEMA  
Regional Water Quality Control Board  
Riverside County Flood Control District  
South Coast Air Quality Management District  
U.S. Army Corps of Engineers