Print From

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 Project

Lead Agency: City of Banning

Contact Name: Emery Papp

Email: epapp@banningca.gov Phone Number: 951-922-3125

Project Location: City of Banning (*City*) County of Riverside (*County*)

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

The Banning Commerce Center Project (Project) proposes the development of an approximately 1,320,284 square foot (SF) footprint speculative industrial warehouse building that includes up to approximately 39,600 SF of office space and up to approximately 1,312,284 SF of warehouse area on approximately 131.28 acres of land. The Project would include loading docks, trailer parking stalls, passenger vehicle parking stalls, drive aisles, landscaping, and stormwater detention. The Project comprises Assessor's Parcel Numbers (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. The Project site is located north of I-10 Freeway, east of N. Hathaway Street, and bisected by Wilson Street. The City's Land Use and Zoning designation for the Project site is Business Park. The Project site is currently vacant. The location of office space within the speculative warehouse building is not currently known, however, it would likely be located on the southwestern or southeastern corners of the building. For the purposes of the Draft Environmental Impact Report (EIR) and the analyses contained therein, it is assumed that the Project would consist of up to approximately 640,200 sf of warehousing and up to approximately 640,200 sf of high-cube fulfillment (sort) uses. The warehouse building would be oriented lengthwise along I-10 in a generally northeast-southwest orientation. Dock doors for trucks would be provided on the northwest and southeast faces of the building with associated truck maneuvering areas.

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

The Draft EIR evaluates the proposed project's potential individual-and cumulative-level environmental impacts on the following resource areas as outlined in State CEQA Guidelines Appendix G: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation, tribal cultural resources, utilities and service systems, and wildfire. All other resources areas were determined to result in less than significant or no impact as part of the scoping period for the Project from September 2, 2022, through October 3, 2022. A Project-level analysis of these issues, as well as the Project's cumulative impacts, are provided in Sections 4.1 through 4.15 of the Draft EIR. As discussed in Section 1.0 of the Draft EIR, the Project would result in significant environmental effects that cannot be mitigated to below levels of significance after the implementation of feasible mitigation measures with respect to air quality, greenhouse gas emissions, and transportation.

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

State CEQA Guidelines §15123 (b)(2) and (3) require that this section of the Project EIR identify areas of controversy known to the Lead Agency, issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether, or how to, mitigate the significant effects. The following issues of concern have been identified during the review period of the distribution of the Notice of Preparation (NOP) and public meetings:
•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
Federal Emergency Management Agency
Regional Water Quality Control Board
Riverside County Flood Control District
South Coast Air Quality Management District
US Army Corps of Engineers