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: Gilman Historic Ranch Master Plan and Stagecoach Stop Park Design

Lead Agency: Riverside County Regional Park and Open-Space District
Contact Person: Lynda Ramos, Senior Park Planner
Mailing Address: 4600 Crestmore Road
Phone: (951) 955-1396
City: Jurupa Valley
Zip: 92059
County: Riverside

Project Location: County: Riverside
City/Nearest Community: Banning
Cross Streets: Wilson and N 19th Street
Zip Code: 92220
Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ′ 50.02 ″ N / 116 ° 53 ′ 52.44 ″ W
Total Acres: 41.8
Assessor's Parcel No.: 535070023, -022, -018, -038, 535060008, & -006
Section: 5
Twp.: 3S
Range: 1E
Base: San Benard
Within 2 Miles: State Hwy #: I-10; SR-243
Waterways: Smith Creek
Airports: Banning Municipal Airport (BNG)
Railways: BNSF
Schools: Hemmerling Elem /New Horizon HS

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☒ Recreational: Gilman Ranch Historic Park
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Gilman Ranch Historic Park / Zoning: Open Space - Parks / General Plan: Open Space - Parks

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

The project proposes phased improvements to approximately 41.8 acres within Gilman Ranch Historic Park at 1901 W. Wilson Street, Banning. At full buildout, improvements include an events center, outdoor classroom, Bradshaw interpretive trail and native medicinal demonstration garden improvements, four parking lots totaling 299 spaces, a nine-unit stagecoach hotel, picnic areas, courtyards, play areas, a community park, botanical and restoration garden/orchard, four new restroom buildings, landscaping and irrigation, outdoor lighting, ADA-accessible site access and pathways, and decomposed granite walking paths.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

_____	Air Resources Board	X	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # R7
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 6	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	X	Other: South Coast Air Quality Management District
_____	Housing & Community Development	X	Other: Riverside County Fire Department
_____	Native American Heritage Commission		

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: UltraSystems Environmental Inc.
Address: 16431 Scientific Way
City/State/Zip: Irvine, CA 92618-4355
Contact: Michael Milroy, Project Manager
Phone: (949) 788-4900

Applicant: Riverside County Regional Park and Open-Space District
Address: 4600 Crestmore Road
City/State/Zip: Jurupa Valley, CA 92509
Phone: (800) 234-7275

Signature of Lead Agency Representative: Lynda Ramos Digitally signed by Lynda Ramos Date: 2026.09.24 10:52:44 -07'00' **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.