Riverside County
Regional Park and Open-Space District

Kyla Brown, Parks Director / General Manager

NOTICE OF INTENT

FROM: Riverside County Regional Park and Open-Space District
4600 Crestmore Road
Jurupa Valley, CA 92509

DATE: November 2, 2026

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration

PROJECT NAME: PK-9742 Gilman Historic Ranch Master Plan and Stagecoach Stop Park Project

PROJECT APPLICANT: Riverside County Regional Park and Open-Space District

PROJECT ADDRESS: 1901 W. Wilson Street

PROJECT CITY/COUNTY: Banning, Riverside County, California 92220

NOTICE IS HEREBY GIVEN that the Riverside County Regional Park and Open-Space District (RivCoParks), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Initial Study and Mitigated Negative Declaration (IS/MND) for the Gilman Historic Ranch Master Plan and Stagecoach Stop Park Project. The Draft IS/MND evaluates the project's potential environmental impacts and identifies mitigation measures to reduce potentially significant impacts to less than significant levels.

PROJECT DESCRIPTION:
The project covers approximately 41.8 acres in the southern portion of the approximately 131.5-acre Gilman Ranch Historic Park (**Assessor's Parcel Numbers 535-070-023, 535-070-022, 535-070-018, 535-070-038, 535-060-008,** and **535-060-006**).

The IS/MND analyzes the full buildout of the proposed Master Plan, which would be implemented in phases. Proposed improvements include an events center; an outdoor classroom; improvements to the Bradshaw interpretive trail and native medicinal demonstration garden; four parking lots totaling 299 spaces; a nine-unit stagecoach hotel; picnic areas, courtyards, play areas, and a community park; a botanical and restoration garden/orchard; four new restroom buildings; landscaping, irrigation, and outdoor lighting; ADA-accessible site access and pathways; and decomposed granite walking paths.

Attachment 1 shows the proposed Phase 1 Stagecoach Stop Park improvements. Attachment 2 shows the full Master Plan buildout. The project requires project plan approval and consideration of the IS/MND by the Riverside County Regional Park and Open-Space District Board of Directors.

ENVIRONMENTAL DETERMINATION:
The Draft IS/MND evaluates the potential environmental effects of the project, including cumulative effects. It identifies potentially significant impacts related to aesthetics (construction lighting), biological resources, cultural resources, geology and soils (paleontological resources), hazards and hazardous materials (emergency access), transportation (emergency access), and tribal cultural resources. The proposed mitigation measures would reduce those impacts to less than significant levels and would be incorporated into the Mitigation Monitoring and Reporting Program and conditions of approval. All other impacts were determined to be less than significant or to have no impact. RivCoParks intends to consider adoption of the Mitigated Negative Declaration.

HAZARDOUS MATERIALS STATEMENT:
The project site is not included on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

DOCUMENT AVAILABILITY:
The Draft IS/MND, appendices, proposed mitigation, and documents incorporated by reference are available online at:

https://rivcoparks.org/parkprojects

They are also available for public review at the RivCoParks Headquarters office located at 4600 Crestmore Road, Jurupa Valley, CA 92509 from 8:00 a.m. – 3:00 p.m.; Monday through Friday.

PUBLIC COMMENT PERIOD:
RivCoParks requests written comments on the Draft IS/MND during the 30-day public review period beginning November 2, 2026, and ending on December 2, 2026. All comments must be received no later than 3:00 p.m. on the last day of the comment period. Be sure to include the name, phone number, and address in your response. Please direct your comments or questions to:

Lynda Ramos
Senior Park Planner
parks-planning@rivco.org
(951) 955-1396

Attachment 1 – Phase 1 Development Stagecoach Stop Park
Attachment 2 - Full Master Plan Buildout