

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 #: 2022040441

Project Title: First Hathaway Logistics Project

Lead Agency: City of Banning

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Project Location: Banning
City

Riverside
County

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

Speculative 1,420,722-square-foot warehouse distribution building, including up to 40,000 square feet of office space on 94.86 acres. The project includes a Tentative Parcel Map (TPM) No. 38256 to consolidate the 94.86-acre project site into three parcels for the proposed warehouse building with employee/visitor and trailer parking on 72.89 acres, additional trailer parking on 7.22 acres, additional passenger vehicle parking on 4.01 acres, and 10.74 acres for street improvements.

Additional actions include approval of Design Review (No. DR 21-7015) for the proposed site plan as a 1,420,722-square-foot warehouse distribution building with employee/visitor and trailer parking, and certification of the Project EIR (ENV 21-1519): The City will consider certification of the EIR prior to taking action on the requested approvals. In conjunction with certification of the EIR and approval of the proposed project, the City will adopt a Mitigation Monitoring and Reporting Program (MMRP), which will ensure implementation of the measures and conditions of project approval that were adopted to mitigate or avoid potentially significant effects on the environment.

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 identified potentially significant impacts in the areas of air quality, biological resources, cultural resources, geology and soils (paleontological resources, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, and tribal cultural resources for which mitigation measures are proposed to reduce these impacts to less than significant levels.

Mitigation measures include design, construction, and operation of the project using energy-efficient and emission-reducing measures; pre-construction biological surveys to protect nesting birds; construction monitoring to manage unanticipated encounters with cultural, paleontological, and Tribal Cultural Resources; design and construction of the project in accordance with design guidelines prescribed by the Riverside County Airport Land Use Commission; and design, construction, and operation of the project with features designed to reduce reliance on single-occupancy passenger vehicles and vehicle miles traveled. Additionally, the Project would be subject to compliance with regulatory compliance measures specified in accordance with applicable regulatory policies related to geology and soils, hazardous materials, hydrology and water quality, noise, wildfire, to ensure compliance with the site-specific geotechnical report, hazardous materials business plan, applicable storm water permits, construction noise ordinance and other municipal code regulations, California Fire Code, development impact fees, and transportation management plan.

With implementation of mitigation and compliance with regulations, all environmental impacts would be reduced to less than significant levels except for air quality and greenhouse gas emissions during operation (daily emissions of nitrogen oxides (NOX) and annual emissions of carbon dioxide equivalent (MTCO_{2e}), respectively), construction noise, and vehicle miles traveled, which would remain significant and unavoidable even with mitigation and regulatory compliance.

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

Disclosure of information about water and sanitary sewer systems and the potential for adverse effects to hazardous materials on site (see Sections 4.9: Hazards and Hazardous Materials and 4.19: Utilities and Service Systems);

Native American scoping procedures (see Sections 4.5: Cultural Resources and 4.18: Tribal Cultural Resources);

Tribal cultural resource impacts (see Sections 4.5: Cultural Resources and 4.18: Tribal Cultural Resources);

Airport Land Use Plan Consistency (see Sections 4.9: Hazards and Hazardous Materials and 4.11: Land Use;

Appropriate assessment of potential impacts related to certain warehouse uses, vehicle miles traveled by heavy-duty truck traffic, and inclusion of health risk assessment in the EIR analysis (see Sections 4.3: Air Quality, 4.8: Greenhouse Gas Emissions, and 4.17: Transportation.);

Appropriate truck access and assessment of cumulative traffic impacts, evaluation of project alternatives that reduce impacts, and potential impacts to the San Gorgonio/San Bernardino-San Jacinto mountains special linkage (see Sections 4.4: Biological Resources, 4.17: Transportation, 4.18: Tribal Cultural Resources, and 6.0: Alternatives.);

18-wheelers generated by the proposed project would be of such a substantial number as to impact area circulation. When Interstate I-10 (I-10) is congested, motorists would use Ramsey Street through town to bypass congestion on the interstate. Freeway access on Hargrave Street is limited, and the parking of idle 18-wheelers would impact surrounding residential areas (from vehicle emissions) (see Section 4.17: Transportation).

Additional truck traffic is a specific issue requiring assessment in the EIR (see Section 4.17: Transportation).

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

- State Water Resources Control Board
- South Coast Air Quality Management District
- California Air Resources Board
- California Department of Fish and Wildlife
- United States Fish and Wildlife Service
- Western Riverside County Regional Conservation Authority
- Riverside County Airport Land Use Commission
- California Department of Transportation
- Banning Water and Wastewater Utilities Department
- Riverside County Flood Control and Water Conservation District
- California Department of Forestry and Fire Protection
- Federal Aviation Administration
- National Pollutant Discharge Elimination System Permit
- United States Green Building Council