

THE CITY OF BANNING

**NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT (EIR)
IN COMPLIANCE WITH SECTION 21158 OF CEQA STATUTE AND
SECTIONS 15082 OF THE CEQA GUIDELINES**

The City of Banning (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the First Hathaway Logistics project (proposed project), described below. The City is soliciting input from the public, agencies, organizations, and other interested parties regarding the scope and content of the environmental information presented in the EIR. As part of the EIR scoping process, a public Scoping Meeting will be held by the City on the date and time listed below to receive verbal and written comments regarding the scope and content of the EIR.

Location: First Hathaway Logistics Project. **Location:** The project site is located on approximately 94.86 gross acres of land between Wilson Street to the north and Interstate 10 to the south. The project is adjacent to and east of Hathaway Street. The Project site is also identified as APN's 532-110-001, -002, -003, -008, -009, and -010.

Project Description: The Project seeks to entitle and permit development of the entire 94.86-acre Business Park Zoned site with 75.54 acres assigned to a proposed 1,414,362 square-foot warehouse distribution building with employee/visitor and trailer parking, 7.61 acres assigned to additional trailer parking, 1.65 acres to remain generally undeveloped, and 10.06 acres dedicated for public roadways to facilitate access to the site and adjacent properties.

NOP PUBLIC COMMENT PERIOD:	START DATE: April 22, 2022 END DATE: May 22, 2022
DATE, TIME, AND PLACE OF SCOPING MEETING	THURSDAY, May 19 at 10:00 a.m. Banning City Hall at 99 E. Ramsey Street, Banning, California 92220.

Copies of the NOP are available for public review and inspection during the City's normal working hours (Monday – Friday, 8:00 a.m. to 5:00 p.m., excluding City holidays) at the Planning Department located in City Hall at 99 E. Ramsey Street, Banning, CA 92220. The NOP is also available in electronic format on the City's website (<http://www.ci.banning.ca.us/426/Public-Notices-Announcements>). Please submit all written comments on the NOP to the contact person listed below no later than 5:00 p.m. on May 22, 2022.

Mailing address:
Adam Rush, M.A., AICP
Community Development Director
99 E. Ramsey Street
Banning, CA 92220

Email address:
arush@banningca.gov

Transmittal Date: April 19, 2022
Publish Date: April 22, 2022

**CITY OF BANNING
FIRST HATAHWAY LOGISTICS PROJECT EIR
PUBLIC SCOPING MEETING**

**May 19, 2022, 10:00 AM
Banning City Hall Council Chambers at 99 E. Ramsey Street
Banning, CA 92220**

SIGN-IN SHEET

<u>Name</u>	<u>Address</u>	<u>Contact* (optional)</u>
Dionisios Glentis	1500 Iowa Ave. Riverside, CA	dionisios.glentis@lsa.net
Courtney Davis	1500 Iowa Ave. Riverside, CA	Courtney.Davis@riversidelogistics.lsa.net
JOE RODRIGUEZ	1548 E JACINTO VILLO RD BROWNS	JOE.G.RODRIGUEZ@MSM.COM schuleri@yahoo.com
Ingeborg Schuler	1030 W. Westward Ave Banning	951 849 1483
Carlton Cruz	5705 Nectar Dr Banning	ccruz@banningca.gov
Kathleen Dale	3800 W Wilson St # 243 Banning	kdalenm@aol.com



* Telephone number and/or email address

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FIRST HATAHWAY LOGISTICS PROJECT EIR
PUBLIC SCOPING MEETING**

**May 19, 2022, 10:00 AM
Banning City Hall Council Chambers at 99 E. Ramsey Street
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The purpose of this meeting is **NOT** to evaluate the merits of the proposed project but to solicit public comment on the scope of environmental issues to be addressed in the Environmental Impact Report (EIR). Information collected will be used in the preparation of the Draft EIR, which will be available for public review and comment at a later date. The City will convene public hearings on this project at a future date. Any public hearing required for the project will be noticed pursuant to City and State notification requirements.

EIR Issues:

- | | | |
|---------------------------|--------------------------|-----------------------------|
| Aesthetics | Agricultural & Forestry | Air Quality |
| Biological Resources | Cultural Resources | Energy |
| Geology/Soils | Greenhouse Gas Emissions | Hazards/Hazardous Materials |
| Hydrology/Water Quality | Land Use/Planning | Mineral Resources |
| Noise | Population/Housing | Public Services |
| Recreation | Transportation | Tribal Cultural Resources |
| Utilities/Service Systems | Wildfire | |
| Other: | | |
| Cumulative Effects | Project Alternatives | |

Is there any information you can provide regarding existing environmental conditions in the project area?

What are the specific issues you believe require assessment in the EIR?

Traffic: hundreds of 18 wheelers per day impacting circulation. If access to I-10 is congested traffic will use Ramsey through town. Fwy access on Hargrave limited. Parking of waiting 18 wheelers impacting surrounding residential areas idling trucks' emissions

Other comments:

projected water use of facility

** You may attach additional sheets if necessary and submit tonight in person, or via mail/email to:

Adam B. Rush, M.A., AICP, Director
City of Banning, Community Development Department
99 E. Ramsey Street
Banning, California 92220
arush@banningca.gov
(951) 922-3131

Commenter Name: Inge Schuler
Address: 1030w Westward Avenue, Banning, CA 92220
Email (optional): schuleri@yahoo.com

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EIR Issues:

Aesthetics	Agricultural & Forestry	Air Quality
Biological Resources	Cultural Resources	Energy
Geology/Soils	Greenhouse Gas Emissions	Hazards/Hazardous Materials
Hydrology/Water Quality	Land Use/Planning	Mineral Resources
Noise	Population/Housing	Public Services
Recreation	Transportation	Tribal Cultural Resources
Utilities/Service Systems	Wildfire	

Other:

Cumulative Effects Project Alternatives

Is there any information you can provide regarding existing environmental conditions in the project area?

What are the specific issues you believe require assessment in the EIR?

ADDITIONAL TRUCK TRAFFIC

Other comments:

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Adam B. Rush, M.A., AICP, Director
City of Banning, Community Development Department
99 E. Ramsey Street
Banning, California 92220
arush@banningca.gov
(951) 922-3131

Commenter Name: JOB RODRIGUEZ
Address: 1548 E SACRAMENTO VALLEY RD
Email (optional): _____



Notice of Preparation of a Draft EIR First Hathaway Logistical Project



May 19, 2022

Company Overview



Company Overview

First Industrial Realty Trust, Inc.



Ticker	NYSE: FR
Initial Public Offering	1994
Market Capitalization	\$10.1 Billion
What We Do	Own, operate, manage, develop and sell industrial properties
Where	US-only, with focus on 15 target markets
Portfolio Size	68.6 million square feet owned and under development
Growth Strategy	Primarily speculative development plus select acquisitions
Employee Count	161





Platform & Capabilities

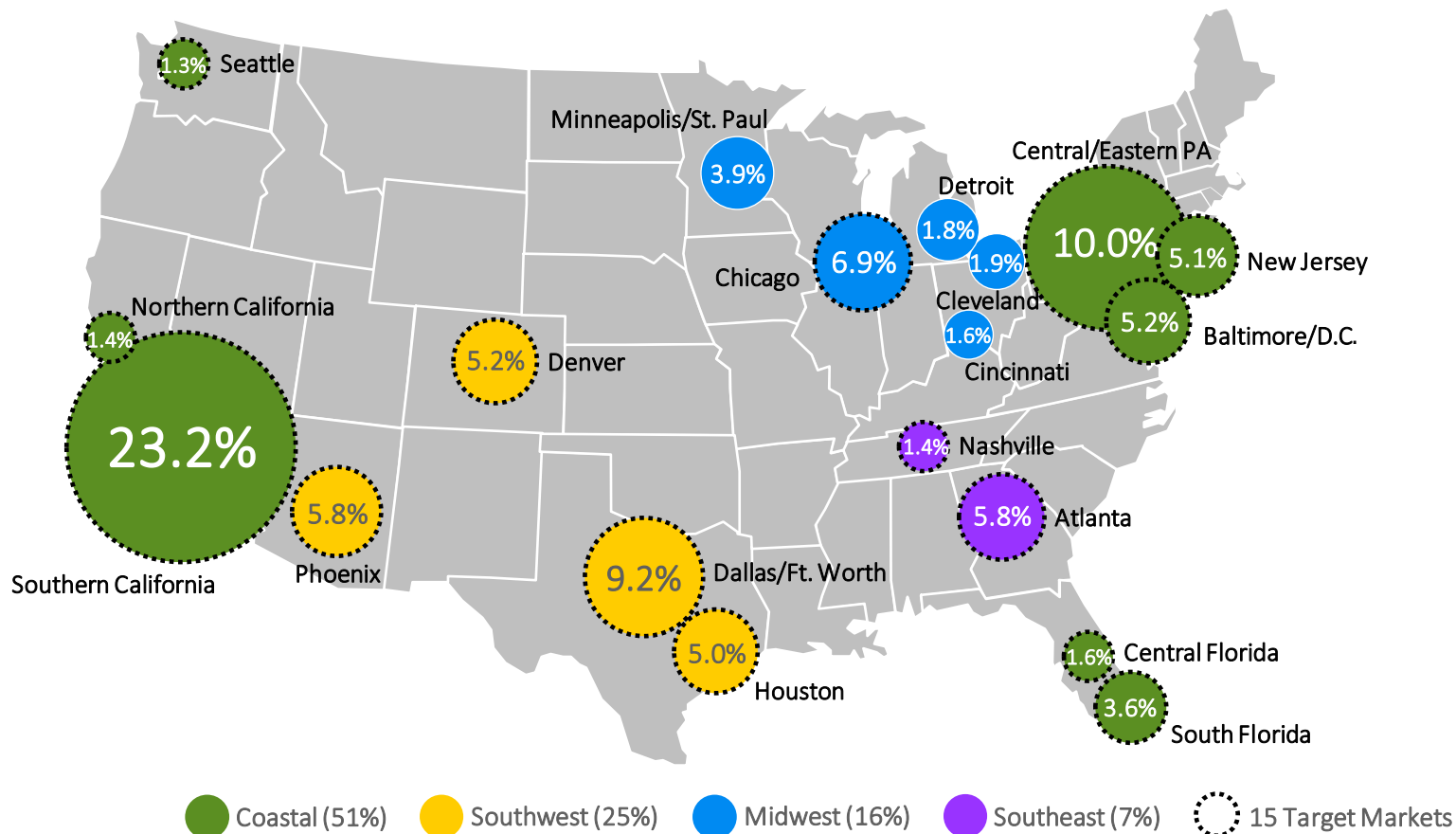


- **27+ years** of public company experience leasing, managing, developing, buying and selling industrial properties
- **Investment grade rated** by all three agencies (Standard & Poor's-BBB, Fitch-BBB, Moody's-Baa3)
- Portfolio of **68.6 million square feet⁽¹⁾** across **434 properties** in top industrial markets across the United States
- **79 million square feet** developed over company history
- Long term owner, operator, developer and acquirer of major industrial property types with a focus on **bulk and regional distribution centers**
- **Top ranked in customer service** for industrial owners with more than 30 million square feet in the independent Kingsley Index
- FIRT has a corporate commitment to build as sustainable as possible and we strive to build every new building LEED Silver for core and shell.



Portfolio Composition

% of Rental Revenue as of March 31, 2022



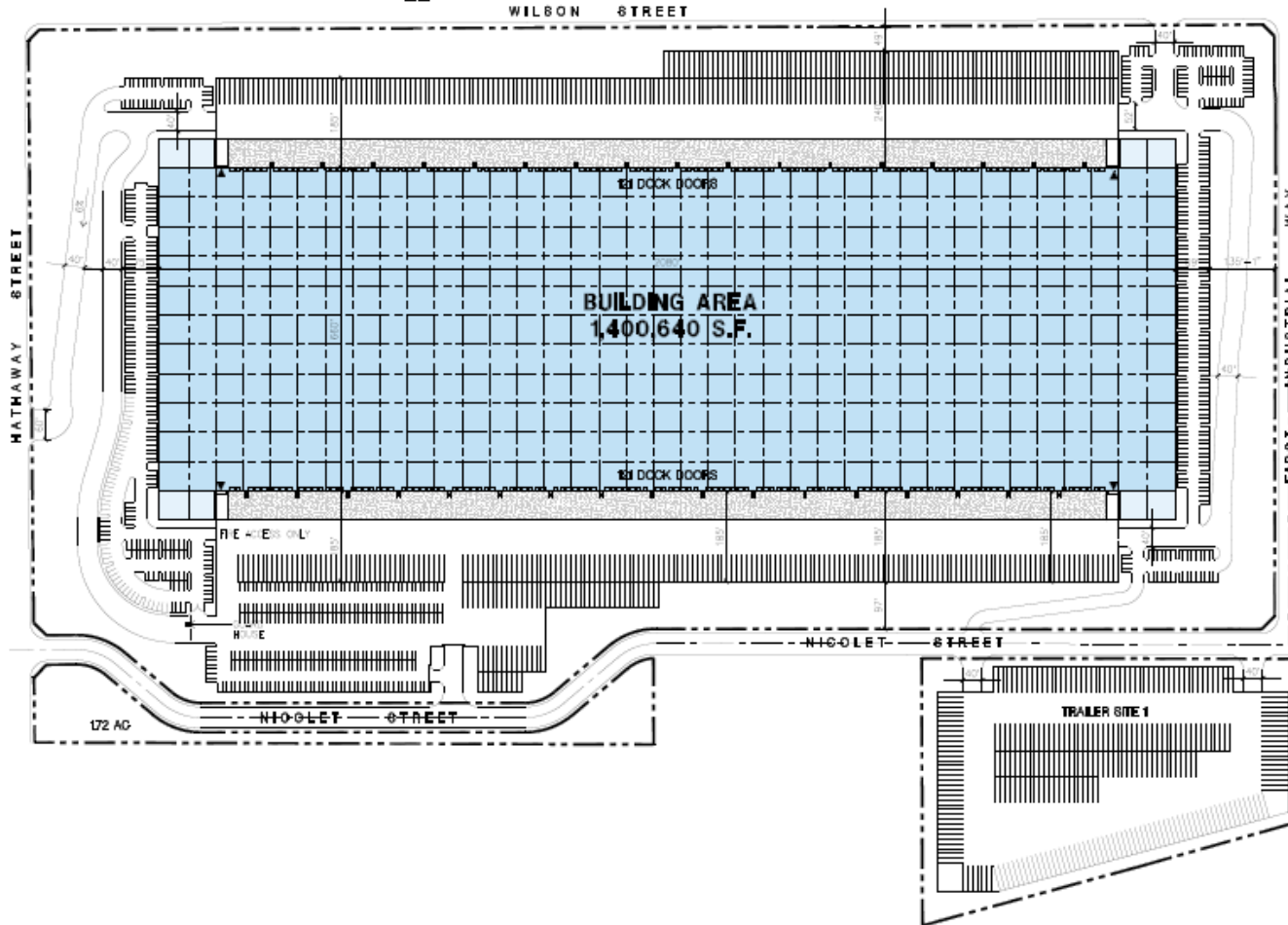
YE 2023 objectives

- 95% of FR's rental revenue from 15 target markets (currently ≈ 91%)
- 50 - 55% Coastal market orientation (currently ≈ 51%)



Map does not show 0.1% of rental income from Other markets.

Project Data





Project Data

<u>SITE AREA</u>	<u>TRAILER</u>		
	<u>BUILDING</u>	<u>SITE 1</u>	<u>TOTAL</u>
In s.f.	3,268,653	338,441	3,607,094 s.f.
In acres	75.04	7.77	82.81 ac
<u>BUILDING AREA</u>			
Office	20,000		20,000 s.f.
Warehouse	1,380,640		1,380,640 s.f.
TOTAL	1,400,640		1,400,640 s.f.
<u>COVERAGE</u>	42.9%		38.8%
<u>AUTO PARKING REQUIRED</u>			
Office: 1 / 300 s.f.	67		67 stalls
Whse: 1-20K @ min. 2 stalls + 1 / 1,000 s.f.	22		22 stalls
Whse: above 20K @ 1 / 2,000 s.f.	680		680 stalls
TOTAL	769		769 stalls
<u>AUTO PARKING PROVIDED</u>			
Standard (9' x 19')	770		770 stalls
Note: Trailer stalls can be converted to auto stalls			
<u>TRAILER PARKING REQUIRED</u>			
1 per 4 dock doors	61		61 doors
<u>TRAILER PARKING PROVIDED</u>			
Trailer (10' x 53')	640	277	917 stalls
<u>ZONING ORDINANCE FOR CITY</u>			
Zoning Designation - Business Park			
<u>MAXIMUM BUILDING HEIGHT ALLOWED</u>			
Height - 50', Additional height may be permitted with approval of a Condition Use Permit.			
<u>MAXIMUM BUILDING COVERAGE</u>			
FAR - .60			
<u>SETBACKS</u>			
Front - 10'			
Side - 0', street side 10'			

Questions ?



Paul Loubet

Entitlement Officer

First Industrial Realty Trust, Inc.

898 N. Pacific Coast Hwy, Suite 175

El Segundo, CA 90245

Direct: (310) 321-3805 | **Mobile:** (909) 230-3892



City of Banning First Hathaway Logistics Project Environmental Impact Report



Public Scoping Meeting
May 19, 2022 | 10:00am



Introductions

- **Lead Agency: City of Banning**

Adam B. Rush, M.A., AICP, Community Development Director

- **Environmental Consultant: LSA**

Dionisios Glentis, Senior Environmental Planner/Project Manager

- **Applicant: First Industrial Realty Trust, Inc.**

Michael Goodwin, Director of Development

Paul Loubet, Entitlement Officer

- **Applicant's Planning Consultant: Stantec**

Stephen Crevoiserat, PE, Principal, Community Development



Purpose of Meeting

- Present Project Information
- Explain the Environmental Review Process
- Discuss Scope and Content of the Environmental Impact Report (EIR)
- Define the Public Input Process
- **Please note:** No decision will be made on the Project tonight.



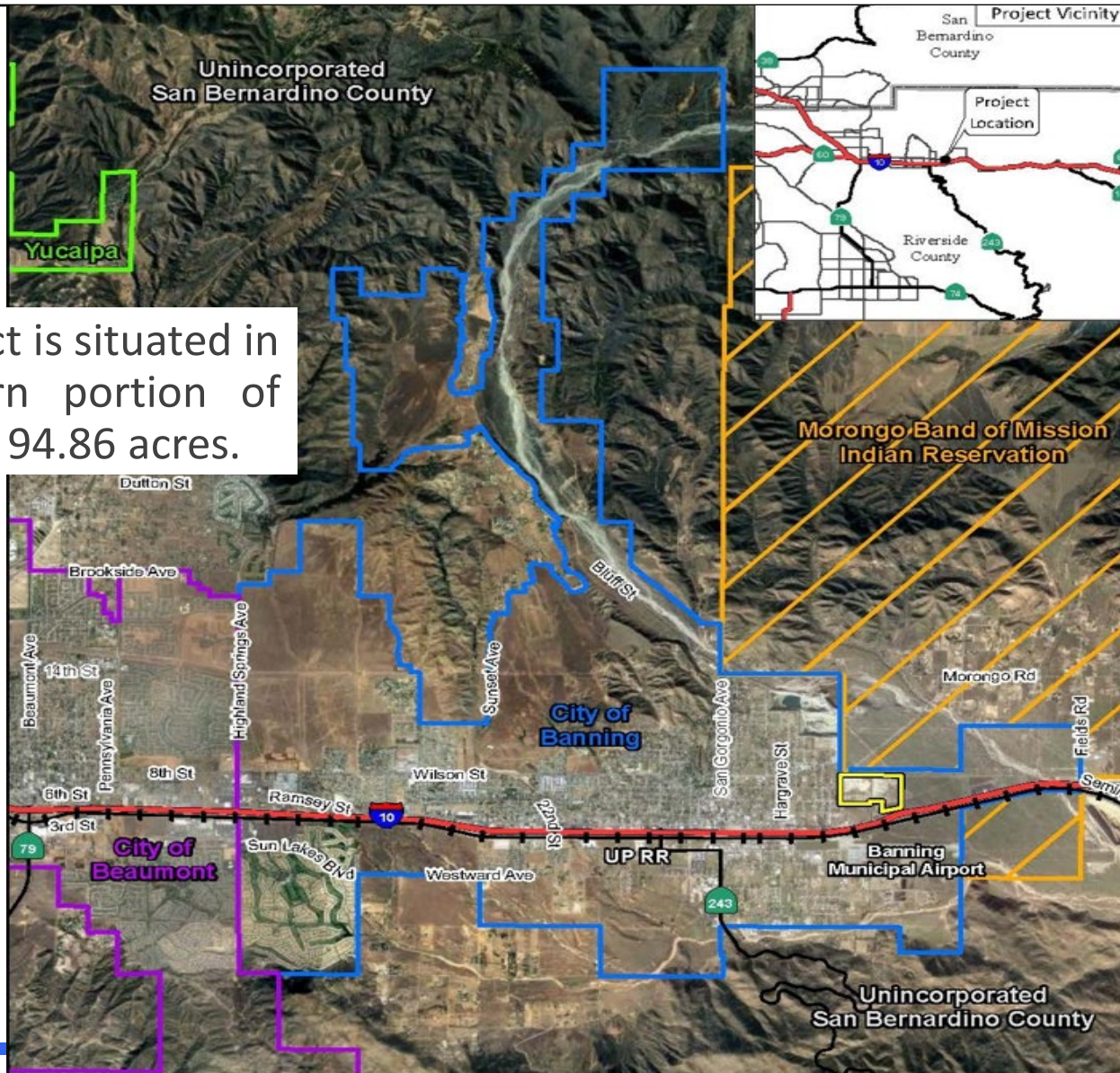
Scoping Meeting Comments

- The purpose of this meeting is not to evaluate the merits of the proposed project but to discuss the scope and content of the EIR. The project merits and the City's decision on project will be considered at later meetings.
- All speakers are asked to sign in so that the City can keep a record of attendance for future notification(s).
- Speakers are encouraged to also submit their comments in writing.
- The public may submit comments electronically to: arush@banningca.gov
- As appropriate, comments and information will be addressed and/or incorporated into the Draft EIR.



Project Site

- The Project is situated in the eastern portion of the City on 94.86 acres.



LSA

LEGEND

 Project Location

FIGURE

Project Site



- Single and multi-family residential uses are located west of the Project site across Hathaway Street. Undeveloped land is located adjacent to the east and north of the site, while undeveloped land and a materials and equipment staging yard operated by the California Department of Transportation (Caltrans) are adjacent to the south.
- Approximately 30.54 acres of the Project site were previously developed and operated by the Orco Block and Hardscape Company with industrial buildings and staging of equipment and materials. The balance of the site (64.32 acres) was cleared and graded in 2011 for a previously-approved industrial warehouse development that was canceled due to changes in market demand.

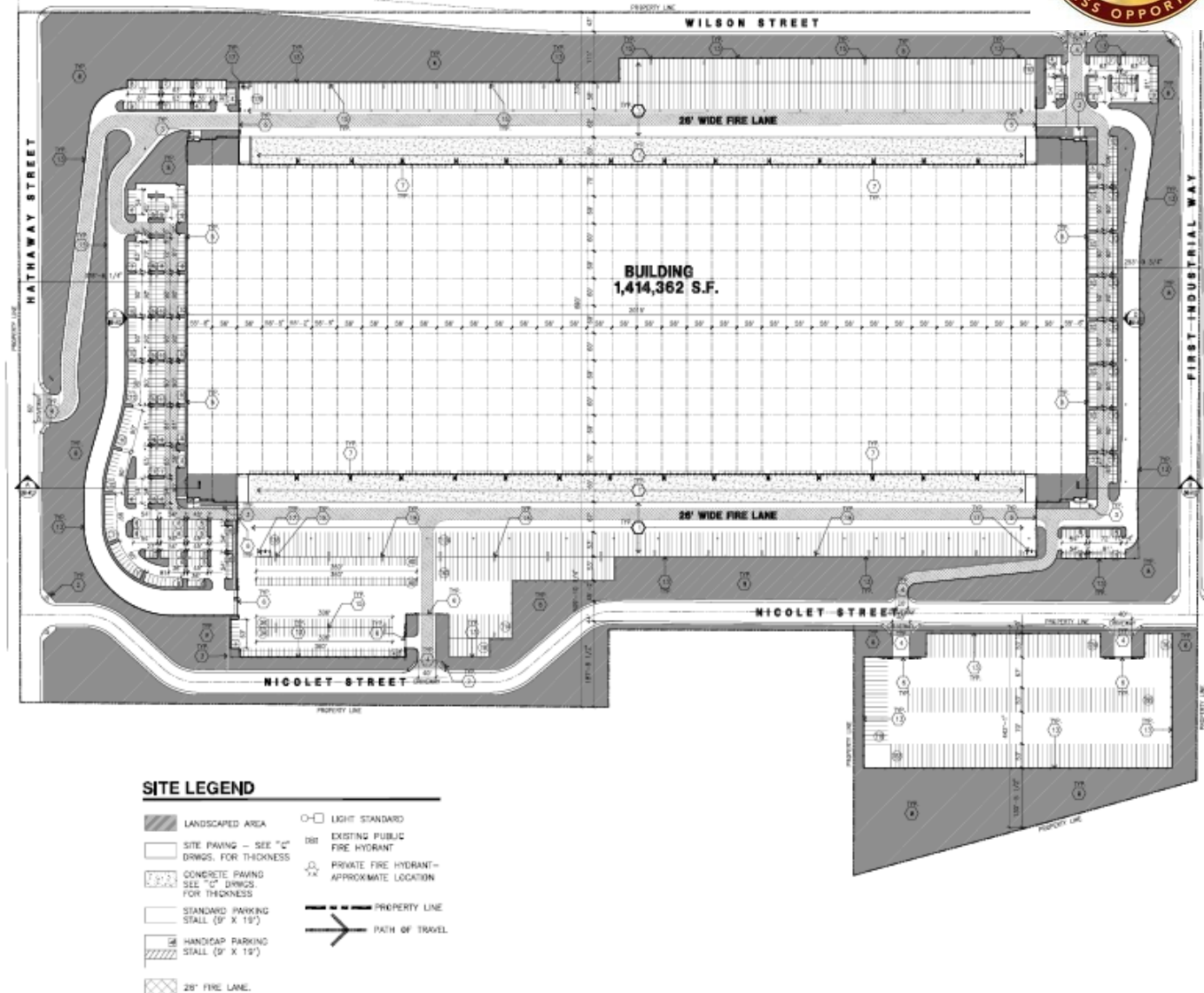


Project Description



The proposed Project would include:

- Demolition of the remaining industrial building associated with the Orco Block and Hardscape Company.
- Development of a 1,414,362 square-foot warehouse that would include 34,000 square feet of office space.



Required Approvals by the City



Approval of Tentative Parcel Map No. 38256 (TPM 21-4002): To consolidate the 94.86-acre development site into three parcels for the proposed warehouse building, extra trailer parking, public street dedications and ancillary property;

Approval of Design Review (No. DR 21-7015): For the proposed Site Plan as a 1,414,362 square-foot warehouse distribution building with employee/visitor and trailer parking;

Certification of the Project EIR (ENV 21-1519): The EIR will include mitigation measures, as appropriate, to reduce potential environmental impacts and will be prepared in accordance with CEQA. The City will consider certification of the EIR prior to taking action on the requested approvals. The City also 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;

Adoption of Statement of Overriding Considerations: Pursuant to CEQA Guidelines Section 15093, the City Council must balance the benefits of the Project against any significant and unavoidable environmental impacts in determining whether to approve the Project. If the benefits of the Project outweigh the unavoidable environmental impacts, those impacts would be considered “acceptable;”

Encroachment Permit: To excavate or encroach within the City of Banning’s public road ROW; and

Any Other Discretionary Approvals: Additional discretionary actions may include, but not be limited to: Final Maps, Grading Permits, and water and sewer system approvals.

Required Approvals by other Agencies



Other City, regional, and State departments/agencies also may use the EIR in conjunction with other required permits and approvals, including (but not limited to) the following:

- **State Water Resources Control Board**
- **South Coast Air Quality Management District**
- **California Air Resources Board**
- **California Department of Fish and Wildlife**
- **U.S. Fish and Wildlife Service**
- **Western Riverside County Regional Conservation Authority**
- **Riverside County Airport Land Use Commission**
- **California Department of Transportation**
- **Beaumont-Cherry Valley Water District**
- **Riverside County Flood Control and Water Conservation District**
- **California Department of Forestry and Fire Protection**

California Environmental Quality Act (CEQA)



What is an Environmental Impact Report (EIR)?

- An EIR is a public disclosure document that provides objective information to the public and decision-makers on the potential environmental effects of the Project.
- Identify project impacts, appropriate mitigation, and feasible alternatives to reduce potentially significant impacts.
- Provide transparency during the City's decision-making process.
- Provides opportunity for public review and comment on the Project.



Draft Environmental Impact Report

The Draft EIR will evaluate each of the environmental factors listed in Appendix G of the 2022 CEQA Guidelines:

- **Aesthetics**
- **Agricultural and Forestry Resources**
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- **Energy**
- **Geology/Soils**
- **Greenhouse Gas Emissions**
- **Hazards & Hazardous Materials**
- **Hydrology/Water Quality**
- **Land Use/Planning**
- **Mineral Resources**
- **Noise**
- **Population /Housing**
- **Public Services**
- **Recreation**
- **Transportation**
- **Tribal Cultural Resources**
- **Utilities/Service Systems**
- **Wildfire**
- **Cumulative Effects**
- **Project Alternatives**



Draft Environmental Impact Report

The EIR's environmental analysis will be based in part on technical studies being prepared for the proposed project, including (but not limited to):

- **Air Quality Emissions Analysis;**
- **Biological Resources Assessment;**
- **Cultural Resources Assessment;**
- **Geotechnical Investigation;**
- **Paleontological Resources Assessment;**
- **Greenhouse Gas Emissions Analysis;**
- **Phase I Environmental Site Assessment;**
- **Phase II Environmental Site Assessment;**
- **Traffic Impact Analysis;**
- **Paleontological Resources Assessment;**
- **Noise Impact Analysis;**
- **Hydrology Study;**
- **Water Supply Assessment; and**
- **Water Quality Management Plan.**

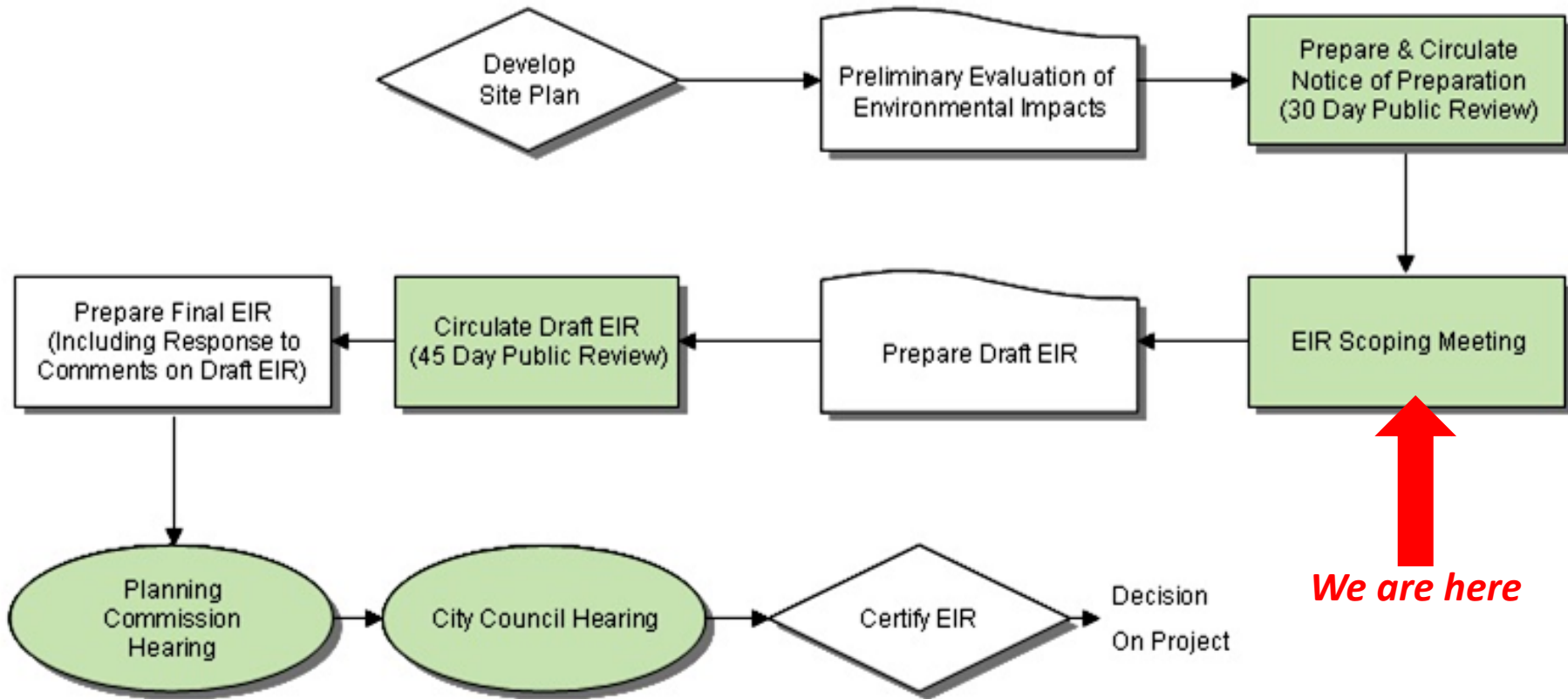


Draft Environmental Impact Report

- Based on established thresholds, the following conclusions may be identified for each environmental factor based on the technical analyses:
 - No Impact;
 - Less than Significant Impact;
 - Less than Significant Impact with Mitigation; or
 - Significant and Unavoidable Impact

- The Draft EIR will incorporate relevant comments received during public review of the Notice of Preparation and this Public Scoping Meeting.

CEQA Process



We are here

— Opportunities For Public Input




Environmental Impact Report Process

- Prepare Project Description
- 30-day Notice of Preparation (NOP)

Distributed for Public Review: April 22 through May 22, 2022.

Materials for the Project may be downloaded from the City's website:
<https://banningca.gov/ArchiveCenter/ViewFile/Item/2626>

- **Public Scoping Meeting**  ***we are here.***
- Prepare/finalize Technical Studies (in process) and Draft EIR
- 45-day Draft EIR Public Review
- Prepare Final EIR (prepare Response to Comments, findings, etc.)
- Public Hearings/City Action on Project



Next Steps

- Prepare the Draft EIR. Comments raised during the NOP comment period and at the Public Scoping Meeting (today) will be identified and, as appropriate, will be addressed in the Draft EIR.
- The Draft EIR analysis will be supported by project-specific technical studies and modeling data.
- Project impacts will be measured against established local and/or regional thresholds.
- As warranted and feasible, mitigation will be prescribed to reduce the level of significance of project impacts.
- The City will exercise independent judgement regarding the contents and adequacy of the Draft EIR prior to public review.



Next Steps (cont'd)

- Distribute Draft EIR for Public Review and Comment (45 days).
- After closure of the review period, the City will respond to relevant concerns raised during the Public Review period.
- Responses to comments received in the Draft EIR will be made available prior to the first public hearing.
- The Final EIR will be submitted to the Planning Commission for review and a decision regarding recommendation for the City Council. The City Council would provide the decision regarding acceptance of mitigation, overrides (if any), and certification of the EIR.



Scoping Comments

First Hathaway Logistics Project

Environmental Impact Report

Contact Information

Adam B. Rush, M.A., AICP, Community Development Director

City of Banning

Community Development Department

99 E. Ramsey Street

Banning, CA 92220

(951) 922-3131

arush@banningca.gov



City of Banning
First Hathaway Logistics Project
Environmental Impact Report

Public Scoping Meeting
May 19, 2022

Please remember to sign in and provide comments.
Thank you for attending!