



City of Banning

Community Development Department

NOTICE OF PREPARATION AND OF PUBLIC SCOPING MEETING REGARDING PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE BANNING COMMERCE CENTER PROJECT AND RELATED ENTITLEMENTS IN COMPLIANCE WITH SECTION 21080.4 OF CEQA STATUTE AND SECTION 15082 OF THE CEQA GUIDELINES.

NOTICE IS HEREBY GIVEN that the City of Banning (City), as lead agency has issued a Notice of Preparation and will hold a public scoping meeting to seek input on the Draft Environmental Impact Report (Draft EIR) for the Banning Commerce Center Project (SCH # TBD), to evaluate the environmental impacts of the Banning Commerce Center Project and related entitlements described below in accordance with the requirements of the California Environmental Quality Act (CEQA).

Project Site:

The Project Site consists of approximately 130.72 acres of land on three parcels. The Project Site is located north of Interstate 10 Freeway, east of N. Hathaway Street, and west of Cottonwood Road. Assessor Parcel Numbers (APNs): 532-030-008, -009, and 532-110-015 in the City of Banning. Wilson Street bisects the Project site.

Project Description:

The Project proposes the development of an approximately 1,320,000 square feet (SF) speculative industrial warehouse building that includes approximately 39,600 SF of office space and approximately 1,280,400 SF of warehouse area on approximately 130.72 acres. 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, and 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. Access to the Project site would be provided via one 52-foot driveway along Wilson Street and one 44-foot driveway at the intersection of First Industrial Way and Nicolet Street. Additional entitlements associated with the Project include approval of a Design Review and adoption of an Environmental Impact Report.

Potential Environmental Impacts of the Project:

The Environmental Impact Report will evaluate whether implementation of the Project may potentially result in one or more significant environmental impacts. The potential significant environmental effects to be addressed in the EIR will include, but are not limited to, the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Noise
- Transportation/Traffic
- Tribal Cultural Resources

- Geology & Soils
- Greenhouse Gas Emissions
- Utility & Service Systems
- Wildfire

The EIR will also identify mitigation measures designed to reduce or eliminate potentially significant environmental impacts and discuss feasible alternatives to the Project that may accomplish basic Project objectives while lessening or eliminating any potentially significant Project impacts.

Time And Location of Scoping Meeting:

The City will hold **an in person and an online Public Scoping Meeting** on September 20, 2022, at 10:30 a.m. for the purpose of receiving comments concerning topics to be analyzed in the EIR. The online Public Scoping Meeting will include a brief presentation introducing the Project and the CEQA process and an opportunity to ask questions regarding the scope of the environmental analysis.

NOP PUBLIC COMMENT PERIOD:	START DATE: SEPTEMBER 2, 2022 END DATE: OCTOBER 3, 2022
DATE, TIME, AND PLACE OF SCOPING MEETING	TUESDAY, SEPTEMBER 20, 2022 AT 10:30 A.M. AT: City Council Chambers 99 East Ramsey Street Banning, CA, 92220 (Public participation via Zoom)

<https://us02web.zoom.us/j/83181779659?pwd=L1VUOHpXbCs5SXlkclRGRV3Y3QzM0dz09>

Meeting ID: 831 8177 9659
Passcode: 623938
Dial by your location: +1 669 900 9128

Information regarding the Notice of Preparation can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning website at: <https://www.banningca.gov/Archive.aspx?ADID=2694>

Please submit all written comments on the Scoping Meeting and NOP to the contact person listed below no later than 5:00 p.m. on October 3, 2022.

Mailing address:
Community Development Department
c/o Sandra Calderon, Project Coordinator
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Transmittal Date: **August 30, 2022**
Publish Date: **September 2, 2022**