



City of Banning

Community Development Department

NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: June 14, 2024

SCH: 2022090102

Project Name: Banning Commerce Center Project

Project Description: The Banning Commerce Center Project (Project) proposes the development of an approximately 1,320,284 square foot (SF) footprint speculative industrial warehouse building that includes up to approximately 39,600 SF of office space and up to approximately 1,312,284 SF of warehouse area on approximately 131.28 acres of land. 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, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, 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. The Project site is currently vacant.

The location of office space within the speculative warehouse building is not currently known, however, it would likely be located on the southwestern or southeastern corners of the building. For the purposes of the Draft Environmental Impact Report (EIR) and the analyses contained therein, it is assumed that the Project would consist of up to approximately 640,200 sf of warehousing and up to approximately 640,200 sf of high-cube fulfillment (sort) uses. The warehouse building would be oriented lengthwise along I-10 in a generally northeast-southwest orientation. Dock doors for trucks would be provided on the northwest and southeast faces of the building with associated truck maneuvering areas. Circulation for truck traffic on-site would be provided along the northern, eastern, and southern sides of the Project site.

Project Location: The Project site is located in the eastern portion of the City of Banning. The Project is generally bounded by Interstate 10 (I-10) to the south with the Banning Municipal Airport located south of I-10; vacant land and the California Highway Patrol (CHP) Banning West Weigh Station to the east; and vacant lands to the north and west. Immediately north of the Project site is Morongo Tribal Land. The Project site is located east of the intersection of Hathaway Street and Morongo Road.

Public Review Period: The 45-day public review for the Draft Environmental Impact Report (EIR) will begin on June 17, 2024, and end on August 2, 2024.

Written comments regarding this Draft EIR should be addressed to:

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Public Hearing: A public hearing(s) with the Planning Commission and City Council will be conducted at a future date(s). Public hearing notices will be issued at least ten (10) days in advance of any hearing(s).

Project Impacts: The Draft EIR evaluates the proposed project's potential individual-and cumulative-level environmental impacts on the following resource areas as outlined in State CEQA Guidelines Appendix G: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation, tribal cultural resources, utilities and service systems, and wildfire. All other resources areas were determined to result in less than significant or no impact as part of the scoping period for the Project from September 2, 2022, through October 3, 2022. A Project-level analysis of these issues, as well as the Project's cumulative impacts, are provided in Sections 4.1 through 4.15 of the Draft EIR. As discussed in Section 1.0 of the Draft EIR, the Project would result in significant environmental effects that cannot be mitigated to below levels of significance after the implementation of feasible mitigation measures with respect to air quality, greenhouse gas emissions, and transportation.

Cortese List Notice: Pursuant to Public Resources Code §21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).


Availability of the Draft Environmental Impact Report: The Draft EIR and its technical appendices are available for review at the City of Banning City Hall, located at 99 E Ramsey Street, Banning, CA 92220, the City of Banning Public Library, located at 21 W Nicolet Street, Banning, CA 92220, and online at:
<https://engagebanning.civilspace.io/en/projects/banning-commerce-center>



Source: ESRI Imagery, 2022.

 **Project Site**

FIGURE 3-2: Local Vicinity Map
Banning Commerce Center Project, City of Banning

 Not to scale

Kimley»Horn