

**NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT
BANNING COMMERCE CENTER PROJECT
SEPTEMBER 2, 2022**



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Date: September 2, 2022

To: Responsible and Trustee Agencies, Interested Organizations, and Individuals

From: City of Banning, Community Development Department

Subject: Notice of Preparation and Public Scoping Meeting Notice for a Draft Environmental Impact Report for the proposed "Banning Commerce Center Project."

Scoping Meeting: To be held in-person and virtually via ZOOM on September 20, 2022 at 10:30 a.m. Additional information provided below.

Comment Period: September 2, 2022 through October 3, 2022

This Notice of Preparation ("NOP") has been prepared to notify agencies and interested parties that the City of Banning ("City"), as lead agency, is commencing preparation of an Environmental Impact Report ("EIR") pursuant to the California Environmental Quality Act ("CEQA") to evaluate the potential environmental effects associated with implementation of the Banning Commerce Center Project ("Project").

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming Draft Environmental Impact Report (EIR). In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location:

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. Refer to *Figure 1-1: Regional Vicinity Map* and *Figure 1-2: Aerial Photo*.

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, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, 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, as illustrated in *Figure 1-3: General Plan Land Use & Zoning Map*. 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, as illustrated in *Figure 1-4: Site Plan*. Additional entitlements associated with the Project include a Uniform Development Permit and a Design Review. The Project will include the preparation of an EIR.

Potential Environmental Impacts of the Project:

As discussed in the attached Initial Study, the EIR 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
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- 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.

Public Comment Period

The NOP public comment period begins Friday, September 2, 2022, and ends on Monday, October 3, 2022. Pursuant to CEQA Guidelines Section 15082(b), the City invites you to submit written comments describing your specific environmental concerns to:

City of Banning

Adam B. Rush, M.A., AICP, Director
Community Development Department
99 E. Ramsey Street
Banning, CA 92220
(951) 922-3131 | Fax: (951) 922-3128
arush@banningca.gov

Please include the name of the agency or organization (if applicable), address, email, and contact person in your correspondence. If representing a public agency, please identify your specific areas of statutory responsibility. If you have any questions, please contact Mr. Rush at (951) 922-3131 or via email at arush@banningca.gov.

A copy of this NOP is available for public review at the City of Banning Community Development Department, 99 E. Ramsey Street, Banning, California 92220 and the Banning Library, which is located at 21 West Nicolet Street, Banning, California 92220. An electronic copy of the NOP is available on the City's Website: <https://www.ci.banning.ca.us/>.

Public Scoping Meeting

Notice is hereby given that the City of Banning, Community Development Department will hold a Public Scoping Meeting for the general public and any interested agencies regarding the proposed EIR addressing the proposed Project. The Scoping Meeting will be held on September 20, 2022, at 10:30 a.m. The Scoping Meeting will be held at the City of Banning, City Council Chambers located at 99 E. Ramsey Street, Banning and via ZOOM.

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).

Special Assistance

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (951) 922-3102 at least 72-hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Please contact the Community Development Department at (951) 922-3131 if you have any questions.

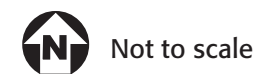
Attachments:

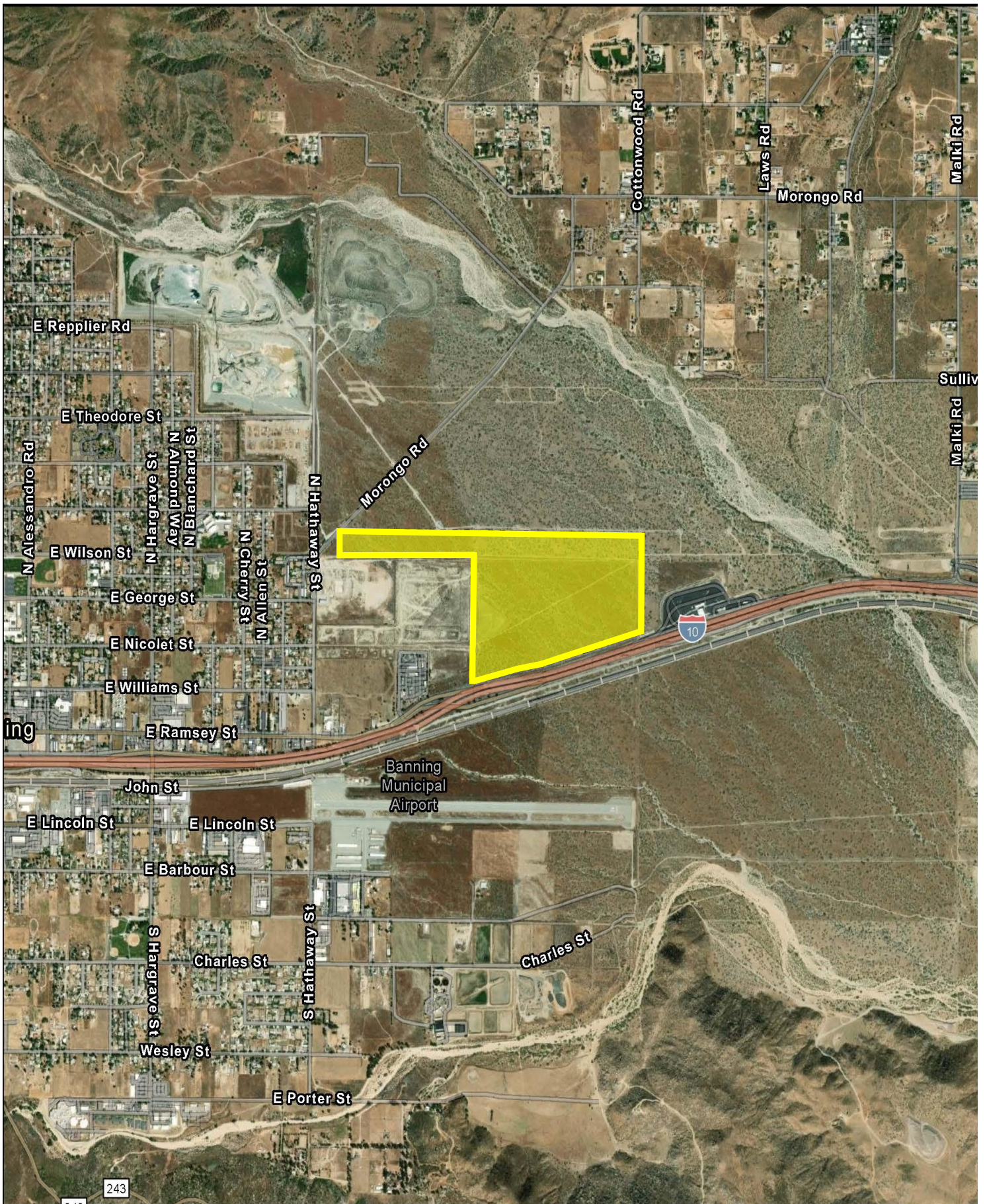
- Figure 1-1: Regional Vicinity Map
- Figure 1-2: Aerial Photo
- Figure 1-3: General Plan Land Use & Zoning Map
- Figure 1-4: Site Plan
- Final Initial Study for the Banning Commerce Center Project



Source: Google Earth, 2022.

FIGURE 1-1: Regional Vicinity Map
Banning Logistics Project, City of Banning





Source: ESRI Imagery, 2022.

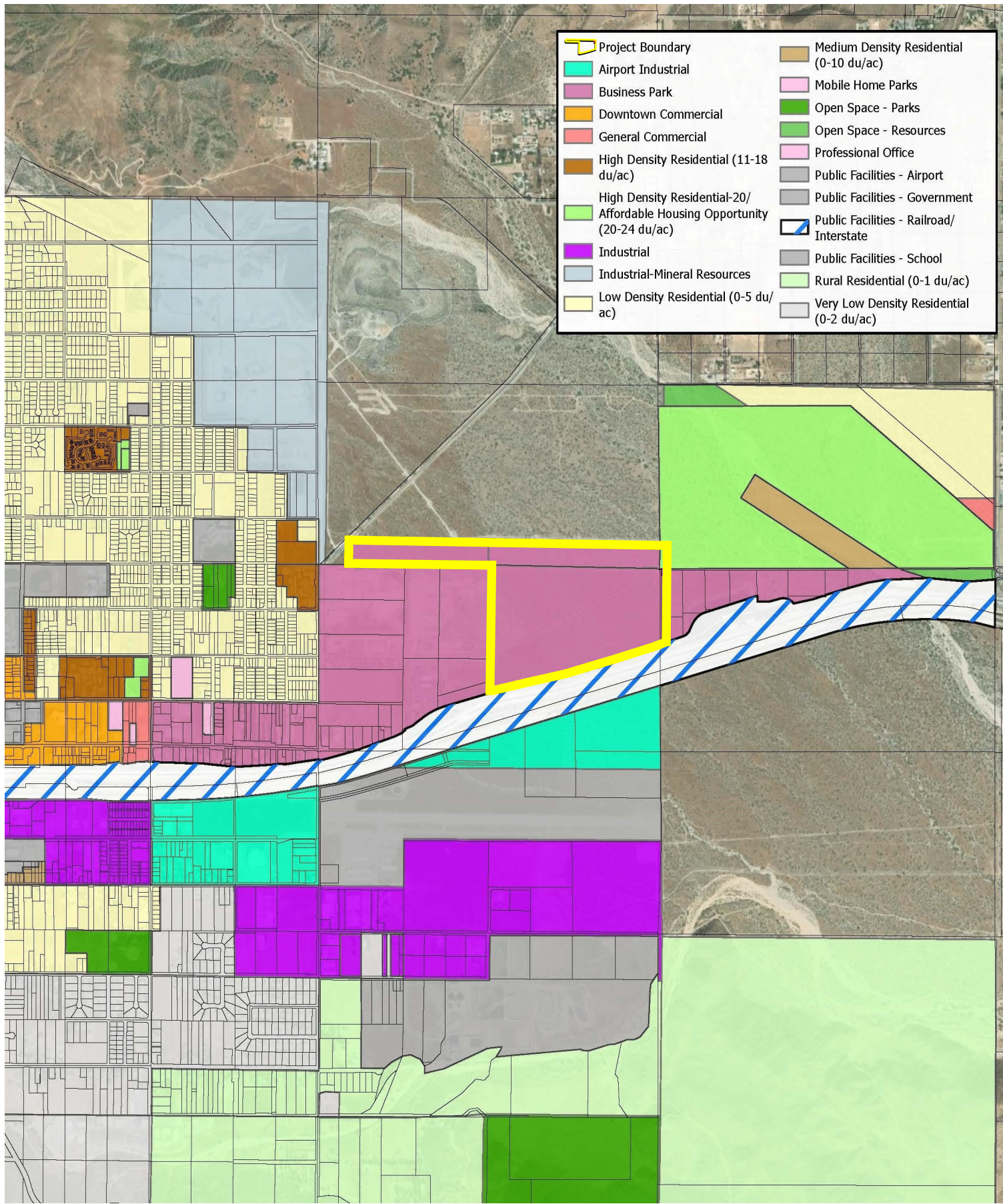
 **Project Site**

FIGURE 1-2: Aerial Photo
Banning Commerce Center, City of Banning



Not to scale

Kimley»Horn



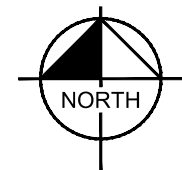
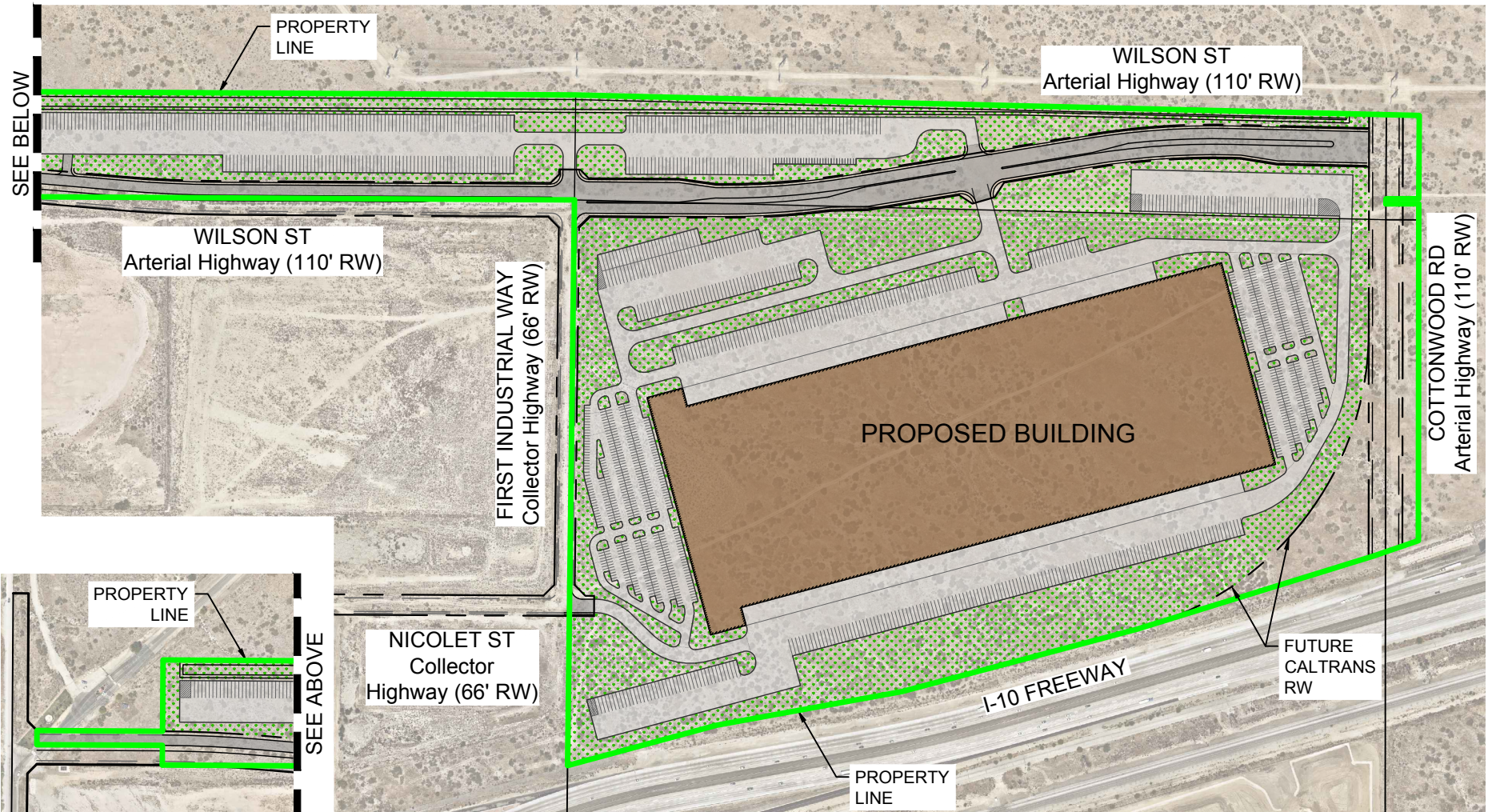
Source: City of Banning, General Plan Land Use and Zoning Map. 2021.

FIGURE 1-3: General Plan Land Use and Zoning Map
Banning Commerce Center, City of Banning



Not to scale

Kimley»Horn



Final Initial Study

Banning Commerce Center Banning, California

Lead Agency:



CITY OF BANNING
99 E. Ramsey Street
Banning, CA 92220

Applicant:

Sansone Group
120 South Central Avenue, Suite 500
St. Louis, Missouri 63105



Consultant:

Kimley-Horn and Associates, Inc.
3880 Lemon Street, Suite 420
Riverside, CA 92501

August 2022

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CHAPTER ONE – ENVIRONMENTAL CHECKLIST

1.1 Project Summary

1. Project Title: Banning Commerce Center

2. Lead Agency Name and Address:

City of Banning
P.O. Box 998
99 E. Ramsey Street
Banning, CA 92220

3. Contact Person and Contact Information:

Adam B. Rush, Community Development Director, City of Banning
(951) 922-3131
arush@banningca.gov

4. Project Location:

North of Interstate 10 Freeway, east of N. Hathaway Street, and west of Cottonwood Road. Assessor Parcel Numbers (APNs): 532-030-008, 532-030-009, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, and 532-110-015. Wilson Street bisects the Project site. Refer to *Figure 1-1: Regional Vicinity Map* and *Figure 1-2: Aerial Imagery Map*.

5. Project Applicant's Name and Address:

Sansone Group
120 South Central Avenue, Suite 500
St. Louis, Missouri 63105

6. General Plan Designation: Business Park

7. Zoning Designation: Business Park

8. Project Description:

The Applicant, Sansone Group ("Applicant") proposes to construct the Banning Commerce Center ("Project") which will include approximately 1,320,000 square feet of industrial space with loading docks, tractor-trailer parking stalls, passenger vehicle parking spaces, and landscape on approximately 130.72 acres in the City of Banning ("City"). The Project site is located north of I-10 Freeway, east of N. Hathaway Street, and west of Cottonwood Road on Assessor Parcel Numbers (APNs) 532-030-008, 532-030-009, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, and 532-110-015. Wilson Street bisects the Project site. The Land Use and Zoning designation for the Project site is Business Park, as illustrated in *Figure 1-3: General Plan Land Use & Zoning Map*. Access to the Project will be provided off N. Hathaway Street, as illustrated in *Figure 1-4: Site Plan*. Currently, the

Applicant does not have a tenant for the Project. The Applicant has formally submitted a Uniform Development Application and a Design Review Application. The Project will include the preparation of an Environmental Impact Report (EIR).

9. Surrounding Land Uses and Setting:

The Project site is designated as Business Park per the City's General Plan and Zoning Map. Surroundings include vacant land owned by the Morongo Reservation to the north; the Caltrans Banning Station and vacant land zoned Business Park and existing residential uses to the west; I-10 Freeway and Union Pacific Railway zoned Public facilities to the south; and California Highway Patrol (CHP) weigh station and vacant land zoned Business Park and High Density Residential-20/ Affordable Housing Opportunity to the east.

	General Plan	Zoning	Land Use
North	Morongo Reservation	Morongo Reservation	Vacant Land
East	Business Park High Density Residential-20/ Affordable Housing Opportunity	Business Park High Density Residential-20/ Affordable Housing Opportunity	Vacant Land/CHP Weigh Station Vacant Land
South	Public Facilities	Public Facilities	I-10 Freeway & Union Pacific Railway
West	Business Park High Density Residential (11-18 du/ac)	Business Park High Density Residential (11-18 du/ac)	Vacant Land w/ Vacant Structure, Caltrans Station Summit Ridge Apartments

10. Other Public Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement):

- California Department of Fish and Wildlife Service
- California Department of Transportation (Caltrans)
- Riverside County Airport Land Use Commission (ALUC)
- Regional Water Quality Control Board
- South Coast Air Quality Management District
- United States Fish and Wildlife Service

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per

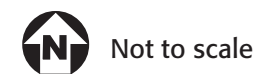
Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

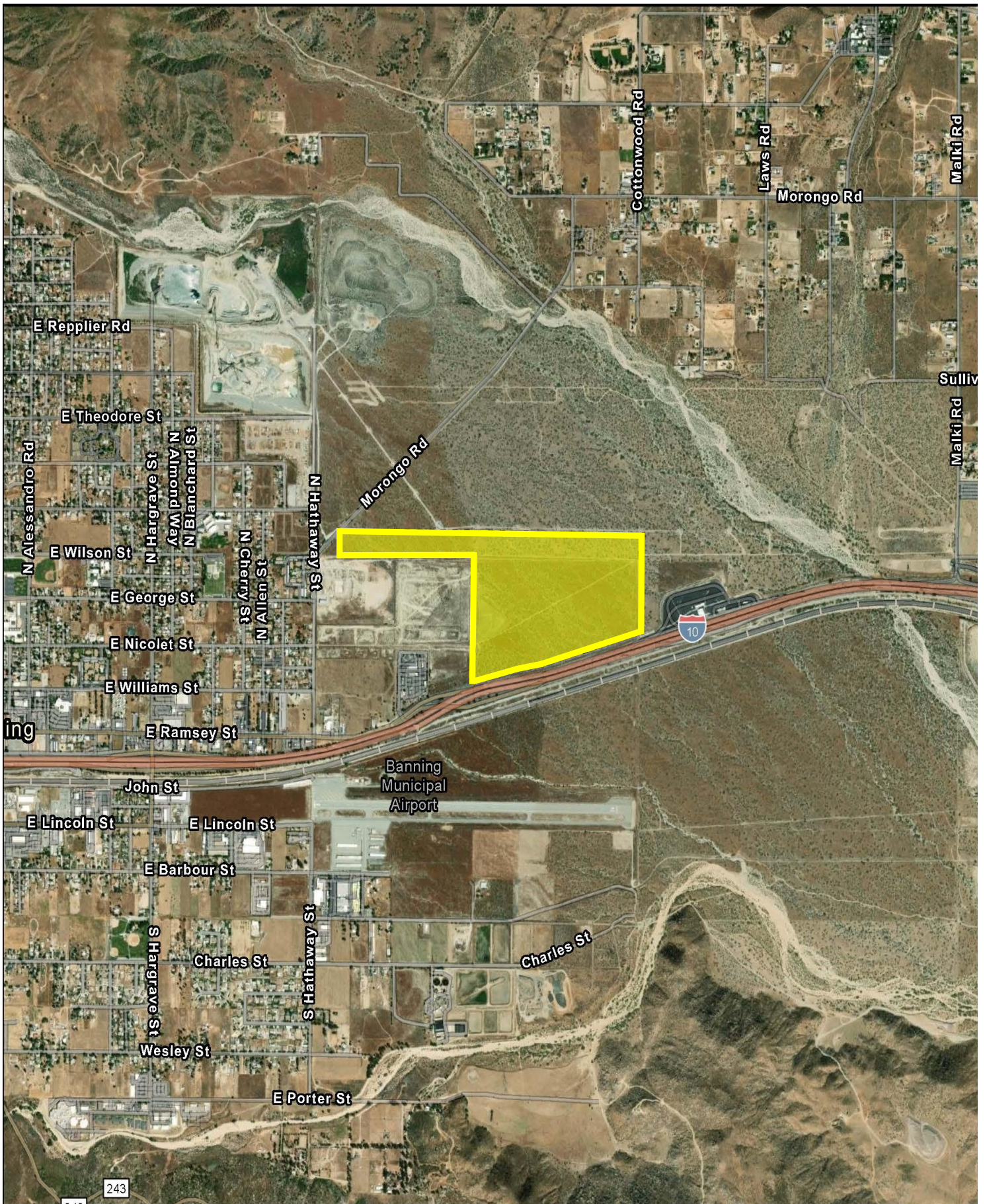
The City, Lead Agency, will initiate the AB 52 process. As of the circulation of this Initial Study, the City has not initiated Tribal Consultation with interested Tribal entities.



Source: Google Earth, 2022.

FIGURE 1-1: Regional Vicinity Map
Banning Logistics Project, City of Banning





Source: ESRI Imagery, 2022.

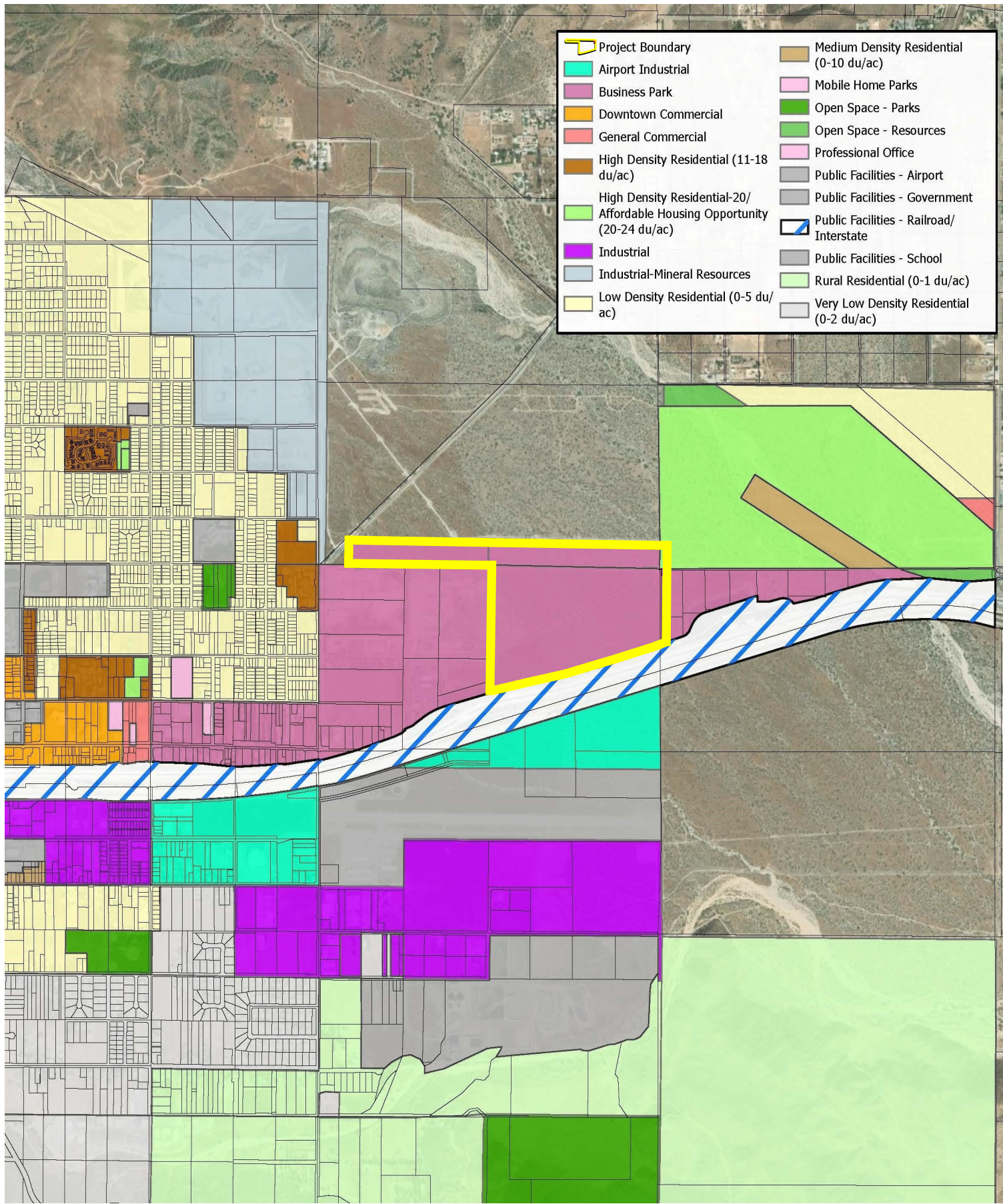
 **Project Site**

FIGURE 1-2: Aerial Photo
Banning Commerce Center, City of Banning



Not to scale

Kimley»Horn



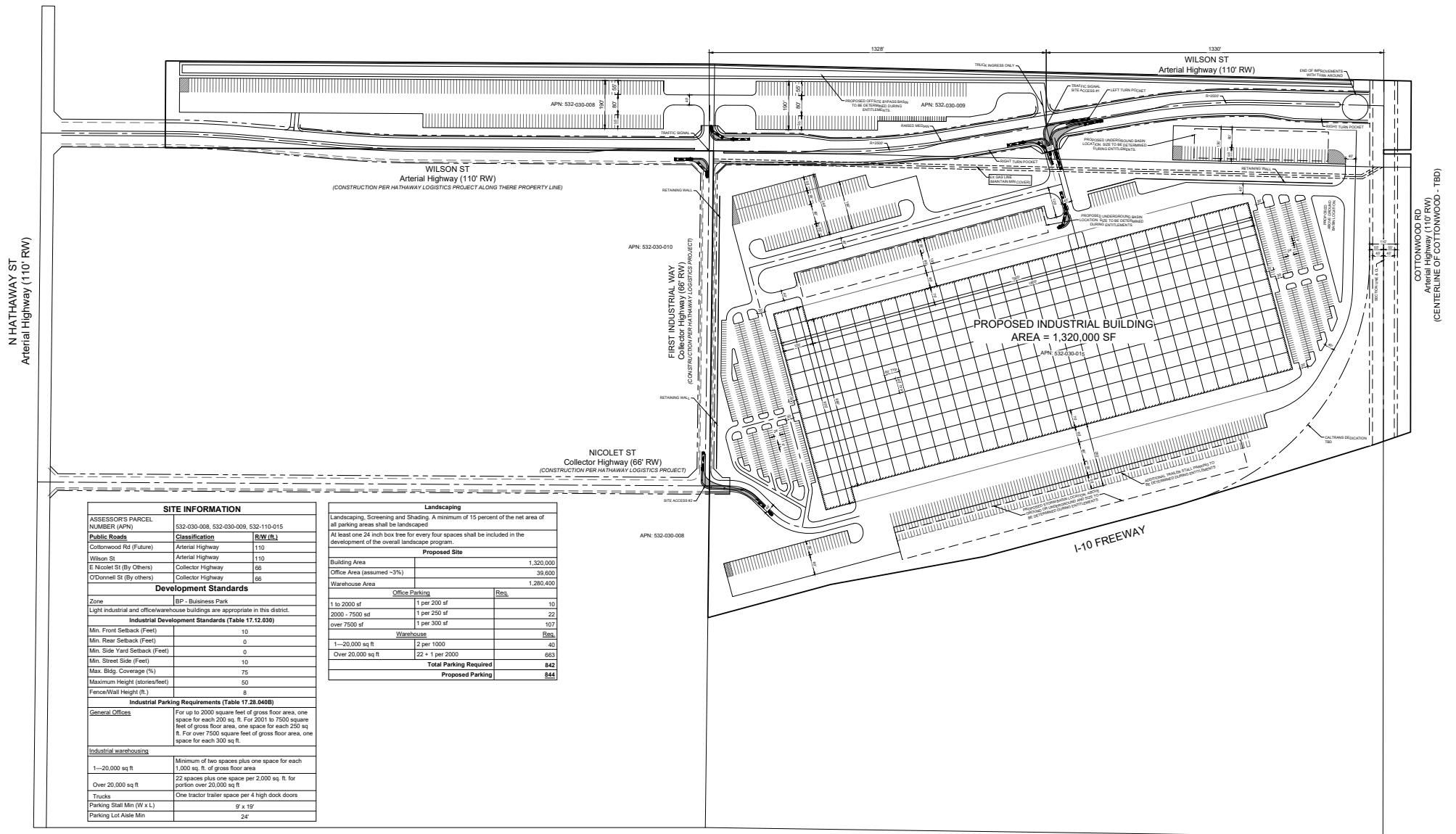
Source: City of Banning, General Plan Land Use and Zoning Map. 2021.

FIGURE 1-3: General Plan Land Use and Zoning Map
Banning Commerce Center, City of Banning



Not to scale

Kimley»Horn



Source: Kimley-Horn and Associates, Inc., 2022

FIGURE 1-4: Site Plan
Banning Commerce Center, City of Banning

1.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/>	<u>Aesthetics</u>	<input type="checkbox"/>	<u>Agricultural and Forestry Resources</u>	<input checked="" type="checkbox"/>	<u>Air Quality</u>
<input checked="" type="checkbox"/>	<u>Biological Resources</u>	<input checked="" type="checkbox"/>	<u>Cultural Resources</u>	<input checked="" type="checkbox"/>	<u>Energy</u>
<input checked="" type="checkbox"/>	<u>Geology and Soils</u>	<input checked="" type="checkbox"/>	<u>Greenhouse Gas Emissions</u>	<input checked="" type="checkbox"/>	<u>Hazards and Hazardous Materials</u>
<input checked="" type="checkbox"/>	<u>Hydrology and Water Quality</u>	<input type="checkbox"/>	<u>Land Use and Planning</u>	<input type="checkbox"/>	<u>Mineral Resources</u>
<input checked="" type="checkbox"/>	<u>Noise</u>	<input type="checkbox"/>	<u>Population and Housing</u>	<input type="checkbox"/>	<u>Public Services</u>
<input type="checkbox"/>	<u>Recreation</u>	<input checked="" type="checkbox"/>	<u>Transportation/Traffic</u>	<input checked="" type="checkbox"/>	<u>Tribal Cultural Resources</u>
<input checked="" type="checkbox"/>	<u>Utilities and Service Systems</u>	<input checked="" type="checkbox"/>	<u>Wildfire</u>	<input checked="" type="checkbox"/>	<u>Mandatory Findings of Significance</u>

1.3 Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Adam B. Rush
Community Development Director

Date

1.4 Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant Impact with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant Impact with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

CHAPTER TWO– INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- Banning General Plan, adopted January 31, 2006.
 - Chapter IV. Environmental Resources – B. Open Space and Conservation Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.
- California Department of Transportation (Caltrans), List of Eligible and Officially Designated State Scenic Highways, 2019. Accessed February 6, 2021. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.
- Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006.
 - Section III. Environmental Impacts and Mitigation – J. Visual Impacts. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Regional Context:

The City is located within northern Riverside County and is bisected by Interstate 10 (I-10). State Route 243 (SR 243), which passes through the San Jacinto Mountains to the south, and meets the I-10 within the City. The City encompasses approximately 23 square miles and is situated within the San Gorgonio Pass, a valley bordered by the San Bernardino Mountains to the north, the San Jacinto Mountains to the south, and the City of Beaumont to the west. The valley in the Banning area extends west to merge with the Beaumont Plain at approximately 2,600 feet, and further west with the San Timoteo Badlands.

Scenic Views:

Under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. The City is located on the desert valley floor between the San Bernardino Mountains—containing the tallest peak in southern California, San Gorgonio Peak—to the north and the San Jacinto Mountains to the south. Panoramic scenic view corridors towards the mountains and views of the City from the mountains dominate the City's visual landscape character. Banning's open space consists of a mix of major recreation and open space reservations, utility easements, and trails and scenic highways corridors. In its undeveloped state, the Project Site provides panoramic views of the San Bernardino Mountains and its foothills to the north,

Scenic Resources within Scenic Highways:

A highway is designated as "scenic" depending on how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. The California Scenic Highway Program was created by the Legislature in 1963 to protect and enhance scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways. This program provides guidance for signage, aesthetics, grading, and screening to help maintain the scenic value of the roadway. A portion of California State Route (SR) 243 that meets I-10 within the City is eligible for designation but is not an official state scenic highway. SR 243 is designated as a State Scenic Highway from the Banning City limits to SR 74, within the City Sphere of Influence. However, no highways within the City are officially designated state or county scenic highways. Therefore, the provisions of the California Scenic Highway Program do not apply.

Discussion of Impacts

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact: The primary scenic vistas visible from the Project site and surrounding land uses are the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. The foothills of the San Jacinto Mountains are approximately 0.73 miles south of the Project site. Additionally, the base of the San Bernardino Mountains is approximately 1.14 miles north of the Project site and views of these mountains from I-10 would be impaired as a result of Project implementation. The Project site is situated within a valley area of relatively flat topography bordered by these two ranges and is surrounded by primarily vacant land to the north, east, and south.

Therefore, development within the Project site would potentially introduce visual impairments that are not characteristic of the Project Site and its immediate surroundings.

The Project proposes construction of an industrial development on currently undeveloped, vacant land. In total, the Project would provide approximately 1,320,000 square feet of industrial space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and landscape areas. Additionally, the proposed uses would have a maximum height of 50 feet, per industrial development standards. Although the proposed development is required to comply with the City's development standards that regulate the building heights, setback distance, etc. for new development, the increase in on-site development intensity could adversely affect public panoramic views of scenic vistas and will be analyzed further in the Draft EIR.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less Than Significant Impact: The proposed Project will convert existing, vacant land to industrial uses. Accordingly, development of the Project will change the current landscape and natural vistas of the site. However, the Project site is not located within a State-designated or eligible scenic highway. The nearest designated state scenic highway is a portion of SR 243, located approximately 1.6 miles southwest of the Project site. Therefore, the proposed Project would not substantially damage scenic resources. Less than significant impacts are identified or anticipated, and no further analysis is proposed for the Draft EIR.

- c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

- c) - d) Potentially Significant Impact:** The Project is adjacent to urban areas to the east, the Project site is buffered by vacant land directly adjacent to the west, north, and east, with vacant land to the south beyond I-10 and the railway. Therefore, the Project site is located in a nonurbanized area. The visual character of the Project site is comprised of relatively flat terrain vegetated with desert scrub dissected by minor ephemeral streams. The Applicant proposes to construct approximately 1,320,000 square feet of industrial space and associated improvements on 130.72 acres of currently undeveloped, vacant land. Residential uses exist approximately 0.5 miles west of the portion of the Project site that would contain an industrial building. Because of the high visual sensitivity and scenic value of the hillside areas and washes, canyons and watercourses (such as the San Gorgonio River in the Banning Canyon near to the Project site), the Project has the potential to substantially alter the existing visual character of the site and its surroundings, as well as public views from I-10 and Johnson Lane of the San Bernardino Mountains and San Gorgonio Valley.

Additionally, implementation of the Project would include the installation of new nighttime lighting, which could potentially adversely affect nighttime views in the area, including drivers on I-10. Such lighting would include lighting for on-site parking and facilities and light generated by vehicles entering and exiting the Project site. Consistent with Section No. 24-100 (Lighting) of the City's Zoning and Development Standards, all lighting used on the Project site is required to be shielded or recessed so that light is contained within the boundaries of the site. Additionally, all lighting shall be directed downward and away from adjoining properties and public rights-of-way, such as I-10. Although the Project must be designed and constructed in accordance with the design standards set forth in the City of Banning General Plan and the City's Development Code, potential remains for the Project to alter the existing visual character or quality of public views due to its scale. Therefore, impacts are potentially significant, and these issues will be analyzed in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agricultural and Forestry Resources – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter IV. Environmental Resources – B. Open Space and Conservation Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.

2. California Department of Conservation (CDC), California Important Farmland Finder (CIFF), 2016. Accessed February 6, 2021. Available at <https://maps.conservation.ca.gov/DLRP/CIFF/>.
3. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006.
 - Section III. Environmental Impacts and Mitigation – A. Land Use Compatibility. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Discussion of Impacts

- a) *Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?***

No Impact: The California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP) identifies and maps significant farmland. Farmland is classified using a system of five categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Potential, and Grazing Land. The classification of farmland is determined by a soil survey conducted by the Natural Resources Conservation Service (NRCS) which analyzes the suitability of soils for agricultural production. According to the FMMP, the Project site is classified as "Grazing Land." Grazing land is defined as land on which the existing vegetation is suited to the grazing of livestock.

Therefore, the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur, and no further analysis is proposed for the Draft EIR.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No Impact: The Project site has a land use and zoning designation of Business Park. The proposed Project is consistent with the current General Plan and zoning designation. Furthermore, no properties are zoned for agricultural land uses in the Project's vicinity. Therefore, implementation of the Project has no potential to conflict with existing zoning for agricultural use. Additionally, the Project site and the surrounding areas are not under a Williamson Act Contract. As such, no impact would occur, and no further analysis is proposed for the Draft EIR.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?***

No Impact: There are no lands located within the Project site or within the vicinity of the Project site that are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project has no potential to conflict with any areas currently

zoned as forest, timberland, or Timberland Production and would not result in the rezoning of any such lands. As such, no impact would occur, and no further analysis is proposed for the Draft EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact: Neither the Project site nor the surrounding areas possess any forest land; thus, the proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use. As such, no impact would occur, and no further analysis is proposed for the Draft EIR.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?

No Impact: As previously discussed under Section II (a), the Project site is classified as “Grazing Land” by the California Department of Conservation and does not meet the definition of Farmland (i.e., “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance”). The Project site consists of natural vegetation and does not contain active agricultural uses under existing conditions. Additionally, as discussed under Section II (d), neither the Project site nor the surrounding areas contain forestland. Therefore, no changes in the existing environment would result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use; thus, no impacts would occur, and no further analysis is proposed for the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter IV. Environmental Resources – E. Air Quality Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.
2. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006.
 - Section III. Environmental Impacts and Mitigation – H. Air Quality. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.
3. SCAQMD Air Quality Handbook, 1993. Available at [http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)).
4. South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP), 2016. Available at <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>.

Regulatory Setting:

The Project site is located within the South Coast Air Basin (SCAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD Air Quality Management Plan (AQMP) establishes thresholds for criteria pollutants. Projects that exceed any of the

indicated daily thresholds should be considered as having an individually and cumulatively significant air quality impact and are not in compliance with the AQMP. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. The Project site is located within the SCAB, a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards. The U.S. EPA has set National Air Quality Standards (NAAQS) and monitoring requirements for six principal pollutants, which are called "criteria pollutants," including Ozone (O₃), Particulate Matter (PM) (including both PM₁₀ and PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead (Pb). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS).

Discussion of Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact: Construction of the proposed Project would generate exhaust from equipment and vehicle trips, fugitive dust from ground-disturbing activities, and off-gas emissions from architectural coatings and paving. Project buildout would result in increased criteria air pollutants.

To reduce such emissions, the SCAQMD drafted the 2016 Air Quality Management Plan (AQMP). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. The 2016 AQMP is a regional and multi-agency effort including the SCAQMD, the CARB, the Southern California Association of Governments (SCAG), and the U.S. EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's growth projections and Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project is subject to the SCAQMD's AQMP.

According to the SCAQMD's CEQA Air Quality Handbook, if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and it would interfere with

the region's ability to comply with California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The SCAQMD developed CEQA significance thresholds to determine if individual development projects would result in ambient air quality violations. Because the Project proposes uses that would result in an increase of criteria air pollutants, the Project has the potential to exceed the SCAQMD's construction or operational thresholds. Therefore, the Project has the potential to contribute to an existing air quality violation.

The AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project does not require a General Plan Amendment (GPA) or a Zone Change because the land use designation and zoning classification is Business Park. Therefore, the Project would not result in a direct increase in population beyond what was anticipated in SCAG's growth projections used by SCAQMD to develop the AQMP. The Draft EIR will further evaluate the proposed Project for consistency with regional growth forecasts and the attainment of regional air quality objectives.

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Potentially Significant Impact: The Project site is in the SCAB and is designated under the California and National ambient air-quality standards as nonattainment for O₃, coarse inhalable particulate matter (PM₁₀), and fine inhalable particulate matter (PM_{2.5}). Project buildout may increase existing levels of criteria pollutants and contribute to the nonattainment status for these criteria pollutants in the SCAB.

Emissions would include short-term construction emissions and long-term operational emissions of criteria air pollutants. Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include O₃ precursor pollutants (i.e., ROG and NO_x) and PM₁₀ and PM_{2.5}. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. An air-quality analysis will be prepared to determine if the proposed project would result in a cumulatively considerable net increase in any criteria air pollutant. This topic will be addressed in the Draft EIR, and mitigation measures will be recommended, as appropriate.

- c) Expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact: An impact is also potentially significant if emission levels exceed the state or federal ambient air-quality standards, thereby exposing sensitive receptors to substantial pollutant concentrations. Sensitive receptors are persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). Land

uses that are considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes.

Surrounding land uses include residences within 0.25 miles to the west of the Project site, Hoffer Elementary School located approximately 0.27 miles west of the Project site, I-10 Freeway & Union Pacific Railway to the south of the Project site, and vacant land to the north and east. The Draft EIR will evaluate the potential for construction and operation activities of the proposed project to exceed SCAQMD's localized significance thresholds (LSTs) in accordance with SCAQMD's guidance methodology.

d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?*

Potentially Significant Impact: Project construction would generate short-term pollutants from activities such as site preparation, grading, building construction, paving, architectural coating, and commuting construction workers. Project operation would generate long-term criteria pollutants and other emissions due to area source emissions, energy source emissions, mobile source emissions, and on-site equipment emissions. Further air quality analysis is required to determine whether the Project could potentially result in any adverse effects related to air quality. Therefore, these issues will be analyzed in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006.
 - Chapter IV. Environmental Resources – C. Biological Resources Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.

2. California Department of Fish and Wildlife. BIOS Habitat Connectivity Viewer. Accessed February 2, 2021. Available at <https://apps.wildlife.ca.gov/bios/>.
3. CASC Engineering and Consulting, Biological Services Due Diligence Assessment for Fields Property, Banning, California, March 14, 2022.
4. County of Riverside Transportation and Land Management Agency. 2003. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Available at https://www.wrc-rca.org/Permit_Docs/MSHCP/MSHCP-Volume%201.pdf.
 - Regional Conservation Authority, MSHCP Information map, Available at <https://wrcrca.maps.arcgis.com/apps/webappviewer/index.html?id=a73e69d2a64d41c29ebd3acd67467abd>.
5. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006.
 - Section III. Environmental Impacts and Mitigation – H. Biological Resources. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.
6. National Wetlands Inventory, Surface Waters and Wetlands Mapper. Accessed February 2, 2021. Available at <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.
7. U.S. Fish and Wildlife (USFWS), Critical Habitat for Threatened & Endangered Species GIS Overlay. Available at <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

A Biological Services and Due Diligence Assessment (Biological Due Diligence Memorandum) of the Project site was prepared for the proposed Project by CASC Engineering and Consulting, prepared March 14, 2022. While the Biological Due Diligence Memorandum is not intended to be a thorough assessment of the flora and fauna on-site, it identifies additional needs relating to field studies and possible constraints associated with Project development. The Biological Due Diligence Memorandum provides the results of a reconnaissance-level habitat assessment performed on March 2, 2022. Further assessment of biological resources will be necessary pending the preparation of the Draft EIR. The Biological Due Diligence Memorandum is included as Appendix A and the results are summarized herein.

Discussion of Impacts

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?*

Potentially Significant Impact: Special status species include those listed as endangered or threatened under the federal Endangered Species Act or California

Endangered Species Act; species otherwise given certain designations by the California Department of Fish and Wildlife; and plant species listed as rare by the California Native Plant Society.

Vegetation types onsite are primarily desert scrub. The site is within the plan area of the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP). During the literature search conducted for the Biological Due Diligence Memorandum, five special-status plant species were identified as potentially occurring in the locality of the Project site which included: Narrow-leaf sandpaper plant, Parry's spineflower, White-bracted spineflower, Yucaipa (Marvin's) onion, and Many-stemmed dudleya. Additionally, a California Natural Diversity Database (CNDDB) search of the Project site and one-mile radius of the Project site was initiated. The search revealed that a number of special-status species have been recorded within a one-mile radius of the Project site including:

- Southern California legless lizard (*Anniella stebbinsi*) – CDFW Species of Special Concern
- Coastal California gnatcatcher (*Poliophtila californica californica*), MSHCP fully-covered Species, USFWS/Federally Threatened; CDFW Species of Special Concern
- Ferruginous hawk (*Buteo regalis*) – CDFW Watch List
- Western burrowing owl (*Athene cunicularia*) – MSHCP Species of Local Significance
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) – CDFW Species of Special Concern
- San Diego desert woodrat (*Neotoma lepida intermedia*) – CDFW Species of Special Concern

Because the Project site is currently vacant and undeveloped, and because the site contains vegetation consistent with its undisturbed surroundings, wildlife usage of the site is expected. As part of the Draft EIR, the site will be assessed for habitat type and structure and for jurisdictional drainage features.

The methods and findings of biological resources surveys, including jurisdictional delineations, will be described in the EIR. Necessary mitigation measure will be included to reduce impacts to less than significant and for consistency with MSHCP.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?**

Potentially Significant Impact. According to the USFWS National Wetlands Inventory, the Project site is transected by Riverine habitat that is intermittent and potentially seasonally flooded. According to the Biological Due Diligence Memorandum, additional drainage features were noted on the Project site at the time of the field visit. As part of the Draft EIR, the Project site will be assessed for jurisdictional drainage features potentially

subject to Sections 404 and 401 of the Clean Water Act (CWA) and/or Section 1600 of the California Fish and Game Code.

Project development would potentially have significant impacts on sensitive natural communities and/or riparian habitats. This topic will be addressed in the EIR.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact: Wetlands are defined under the federal CWA as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The current habitat that exists on-site is not suitable for species generally found in wetland ecosystems. Furthermore, perennial waterways do not exist on-site. As the Project site does not contain any wetlands, the Project would not adversely affect state or federally protected wetlands.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Potentially Significant Impact: Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Additionally, the Project site's surroundings are predominately undeveloped, vacant land containing desert scrub habitat that would characteristically support migratory wildlife species or sensitive native species. As Project activities could potentially have an adverse effect on biological resources, further analysis is required.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?*

- e) - f) Potentially Significant Impact:** The Project site is located within the Western Riverside County MSHCP, which is a regional Habitat Conservation Plan (HCP) that provides protection for plant and animal species identified by the federal and state governments as threatened or endangered species in Western Riverside County. According to the Biological Due Diligence Memorandum, the Project site is not located within a MSHCP Criteria Cell denoting conservation areas; however, the MSHCP has identified the Project site as part of the Additional Needs Survey Area for Burrowing Owl (BUOW), Marvin's onion, and Many-stemmed dudleya. Additionally, the Project site does not contain heritage or specimen trees applicable to local policy and ordinance relating to tree preservation.

Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. As these activities could potentially have an adverse

effect on biological resources, further analysis is required. Additional analysis of the biological resources within and surrounding the Project site will determine whether the Project could potentially result in any adverse effects related to habitat modification or other sensitive natural communities; sensitive or special status species; movement of any native resident or migratory fish or wildlife species; or conflicts with any policies, plans, or ordinances. Therefore, these issues will be analyzed further in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter IV. Environmental Resources – D. Archeological and Cultural Resources Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.
2. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006.
 - Section III. Environmental Impacts and Mitigation – G. Cultural Resources. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Regulatory Setting:

Cultural resources are defined as places, objects, and settlements that reflect group or individual religious, archaeological, or architectural activities. Such resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. By statute, the CEQA is primarily concerned with two classes of cultural resources: “historical resources,” which are defined in PRC Section 21084.1 and CEQA Guidelines Section 15064.5, and “unique archaeological resources,” which are defined in PRC Section 21083.2. Tribal cultural resources are generally described as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and are further defined in PRC Section 21074(a)(1)(A) and (B).

Senate Bill 18

Senate Bill 18 (SB 18; California Government Code Sections 65352.3 et seq.) requires local governments to consult with Native American tribal representatives regarding cultural resources before adopting or amending a general plan or specific plan. Tribes have 90 days after local governments send invitations for consultation to accept such invitations. The SB 18 consultation process is separate from CEQA but is part of planning for general plans and specific plans.

Discussion of Impacts

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?*
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?*
- c) Disturb any human remains, including those outside of formal cemeteries?*

a) - c) Potentially Significant Impact: The Project site is currently vacant and undeveloped. According to the City of Banning General Plan EIR, the Project site is located within an area identified to have low sensitivity for historical and archeological resources (*Exhibit III-23: Historical Resources Sensitivity Map* and *Exhibit III-24: Archeological Resources Sensitivity Map*). However, the northern two (2) parcels of the Project site were previously part of the Morongo Band of Mission Indians Reservation. Due to human occupation in the region for thousands of years and the previous ownership of the northern parcels by the Morongo Band of Mission Indians, construction of the proposed Project would have the potential to disturb previously unknown historical or archaeological cultural resources, or human remains. Therefore, a Cultural Resources Assessment will be prepared and any potentially adverse impacts to cultural resources will be analyzed. The Draft EIR will identify all potential impacts to cultural, historical, and archeological resources and will outline any mitigation measures, if applicable.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter IV. Environmental Resources – F. Energy and Mineral Resources Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.
2. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – K. Public Resources and Facilities. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Regulatory Setting:

Building Energy Conservation Standards

The California Building Standard Codes (Title 24, Part 6, of the CCR) are updated every three years by the California Energy Commission to help reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The 2019 California Building Standards Codes (or California Building Codes; CBC) standards aim to increase energy efficiency, save consumers money, and improve air quality both indoors and outdoors. Title 24 also requires all new homes to install solar photovoltaic systems, making California the first state in the nation to have a solar mandate. For nonresidential buildings, Title 24, Part 6 revises ventilation and lighting requirements, among them updating prescriptive indoor and outdoor lighting power allowance values to assume the use of light-emitting diode (LED) lighting, plus revisions to heating, ventilation, and air conditioning (HVAC) and acceptance test requirements which would ultimately lead to a higher energy efficiency. New efficiency standards outline stricter requirements for insulation in attics, walls, and windows to save additional energy. Finally, the standards encourage measures such as battery storage and heat pump water heaters to shift energy usage to off-peak hours.

Senate Bill 350

SB 350, also known as the Clean Energy and Pollution Reduction Act, established clean energy, clean air, and greenhouse gas (GHG) reduction goals, including reducing GHG to 40 percent below 1990 levels by 2030 and to 80 percent below 1990 levels by 2050.

State CEQA Guidelines Appendix F

Pursuant to Section 15126.2(b), Section 15126.4 (a)(1)(C), and Appendix F of the State CEQA Guidelines, the environmental setting may include “existing energy supplies and energy use patterns in the region and locality.” Refer to Air Quality and Greenhouse Gas Emissions for additional regulatory background and environmental setting regarding the Project’s energy use.

Discussion of Impacts

- a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?*

Potentially Significant Impact: The Project will impact energy resources during construction and operation. The construction activities for the Project will include grading, paving, striping, and construction of approximately 1,320,000 square feet of industrial space and associated improvements. The Project will consume electricity to construct the new buildings and infrastructure, as well as during operational activities associated with industrial uses. Petroleum fuel will be consumed during construction and operation through off-road equipment operating on the Project site, on-road automobiles transporting workers to and from the Project site, and on-road trucks transporting equipment and supplies to the site.

Project design and operation will comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards set by the CEC. Additionally, the Project would be consistent with all applicable codes and regulations set by the state and City. However, as the Project site is currently undeveloped and vacant, implementation of the proposed Project would result in a permanent increase in energy use compared to existing conditions. Therefore, the Project’s potential to result in an inefficient energy consumption will be evaluated further in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter V. Environmental Hazards – A. Geotechnical Element. Available at <http://banning.ca.us/DocumentCenter/View/665/GP-Ch-V-Environmental-Hazards?bidId=>.
2. Banning Local Hazard Mitigation Plan, 2017. Available at <http://www.ci.banning.ca.us/DocumentCenter/View/5100/2017-LHMP-FINAL?bidId=>.
3. California Department of Conservation. California Earthquake Hazards Zone Application. Accessed February 3, 2021. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.
4. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section II. Regional Environmental Setting – E. Soils and Geology. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/768/GP-DEIR-Sec-2>.
 - Section III. Environmental Impacts and Mitigation. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.
 - C. Geology and Soils
 - E. Water Resources/Quality

Findings of Fact:

Seismicity

Like much of Southern California, the City is located in a seismically active region. The City is in a highly complex geologic region located between two tectonic plates, the Pacific Oceanic Plate to the west and the North American Continental Plate to the east. The two colliding plates form the San Andreas Fault system. Additionally, the City is exposed to seismic risks from the San Jacinto Fault zone, the Banning Fault zone, and the San Gorgonio Pass Fault zone, among other smaller nearby related faults. The San Andreas Fault and the San Gorgonio Pass Fault have been categorized as Alquist-Priolo Earthquake Fault Zones by the State of California.

Ground Shaking and Surface Rupture

Ground shaking is the effect of surface motion generated by an earthquake that results in the vast majority of damage during seismic events. Several factors control how ground motion interacts with structures, making the hazard of ground shaking difficult to predict. Seismic waves propagate through the Earth's crust and are responsible for the ground vibrations normally felt during an earthquake. Structures associated with the proposed Project are subject to the effects of ground shaking during seismic events associated with nearby faults, such as the San Andreas, San Gorgonio Pass, Banning, and other smaller faults.

Liquefaction

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: shallow groundwater; low-density non-cohesive (granular) soils; and high-intensity ground motion. Liquefaction is typified by a buildup of pore-water pressure in the affected soil layer to a point where a total loss of shear strength occurs, causing the soil to behave as a liquid. Studies indicate that saturated, loose to medium dense, near surface, cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential.

Landslides

Landslides occur when masses of rock, earth, or debris move down a slope, including rock falls, deep failure slopes, and shallow debris flows. Landslides are influenced by human activities such as grading and other construction activities, irrigation of slopes, mining activities, and by natural factors such as precipitation, geology/soil types, surface/subsurface flow of water, and topography. Frequently, landslides may be triggered by other hazards such as floods and earthquakes. In the City, areas potentially prone to landslides and slope instability include areas with steep canyon walls and the natural slopes facing the southern edge of the City, which are likely to be impacted by rockfalls, rockslides, and soil slips. Landslides could also occur in the southern portion of the Banning Bench area on shallow subsurface sedimentary rock that are generally massive to thickly bedded.

Soils

Geotechnical constraints in the City are affected by the characteristics of the rocks and sediments that lie beneath the area. The soils of the Project site are classified as Young Alluvium, which consists of mixed silt, sand, gravel, and boulders. Young alluvium is found in active stream channels, floodplains, and washes.

Discussion of Impacts

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.*

Less than Significant Impact: The Alquist-Priolo Earthquake Fault Zoning Act (Act) was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

According to *Exhibit V-3: Faults and Fault Zones in the Study Area*, of the City's General Plan Geotechnical Element, there are no fault zones within the boundary of the Project site. The Bloyd (1971) concealed fault is identified across a small portion of the northeast corner of the Project site. However, the nearest known fault is the San Gorgonio Pass Fault located approximately 1 mile north of the Project site. As the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, there is low potential for the proposed Project to expose people or structures to adverse effects related to ground rupture. Thus, a less than significant impact would occur, and no further analysis is proposed for the Draft EIR.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

- ii. – iv. Potentially Significant Impact:* The Project site is located within a seismically active area of southern California which is subject to ground shaking during the lifetime of the Project. Ground shaking has the potential to result in ground failure, liquefaction, and landslides. The General Plan EIR identifies the Project site within a Moderate Liquefaction Susceptibility zone (*Exhibit III-14: Liquefaction Susceptibility in the Study Area*). Therefore, a Project-specific geotechnical report will be prepared for the Project site and included in the Draft EIR. Further geotechnical analysis within the Draft EIR will identify any potential impacts and provide mitigation measures to attenuate any site-specific geologic or seismic conditions that could adversely affect the Project.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact: Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase erosion susceptibility. Strong winds and onsite water flow during storm events may lead to soil erosion. However, the proposed development would have long-term impacts on the subject property such as increased impervious surface cover and permanent landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The Project would be required to adhere to standard regulatory requirements, including, but not limited to, requirements imposed by the City's National Pollutant Discharge Elimination System (NPDES) Annual Storm Water Permit, which implements the Federal Clean Water Act of 1972 (Municipal Code Section 13.24.130). NPDES regulates polluted runoff by requiring the implementation of storm water Best Management Practices (BMPs) and programs that reduce the discharge of pollutants from stormwater systems into waters of the United States. Any impacts to soil erosion or the loss of topsoil will be identified, and applicable mitigation measures will be provided in the Draft EIR.

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Potentially Significant Impact: Landslide hazards are not anticipated to affect or result from the Project. However, the Project site is located within a zone identified to have Moderate Liquefaction Susceptibility. The soils of the Project site are classified as Young Alluvium, which consists of mixed silt, sand, gravel, and boulders. To identify any potential threats of liquefaction, landslides, lateral spreading, subsidence, or collapse, a geotechnical analysis will be completed. The Draft EIR will identify potential impacts and provide mitigation measures, if applicable.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Potentially Significant Impact: Expansive soils contain significant amounts of clay particles that swell considerably when wet and shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. The City's General Plan identifies the subsurface soils of the Project site as Young Alluvium (Qow), which is characterized by its composition of mixed silt, sand, gravel, and boulders. The Project's geotechnical report will evaluate the Project site's specific soil conditions and potential for containing expansive soils. The findings of the geotechnical investigation will be incorporated in the Draft EIR.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact: The Project does not propose to utilize septic tanks or alternative waste water disposal systems. Therefore, no impact would occur, and no further analysis is proposed for the Draft EIR.

- f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Potentially Significant Impact: The Project site is currently vacant and undeveloped. Therefore, construction activities associated with the Project have the potential to unearth potentially significant paleontological resources. Therefore, further analysis regarding potential impacts to paleontological resources is proposed in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter IV. Environmental Resources – E. Air Quality Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.
2. County of Riverside, Climate Action Plan Update, November 2019. Available at https://planning.rctlma.org/Portals/14/CAP/2019/2019_CAP_Update_Full.pdf.
3. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – H. Air Quality. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Regulatory Setting:

South Coast Air Quality Management District Thresholds

The SCAQMD formed a GHG CEQA Significance Threshold Working Group to provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents. As of the last Working Group meeting (Meeting 15) held in September 2010, the SCAQMD is proposing to adopt a tiered approach for evaluating GHG emissions for development projects where SCAQMD is not the lead agency.

With the tiered approach, the Project is compared with the requirements of each tier sequentially and would not result in a significant impact if it complies with any tier. Tier 1 excludes projects that are specifically exempt from SB 97 from resulting in a significant impact. Tier 2 excludes projects that are consistent with a GHG reduction plan that has a certified final CEQA document and complies with AB 32 GHG reduction goals. Tier 3 excludes projects with annual emissions lower than a screening threshold. The SCAQMD has adopted a threshold of 10,000 metric tons of CO₂e (MTCO₂e) per year for industrial projects and a 3,000 MTCO₂e threshold was proposed

for non-industrial projects but has not been adopted. SCAQMD concluded that projects with emissions less than the screening threshold would not result in a significant cumulative impact.

Southern California Association of Governments

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal (2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)). The RTP/SCS charts a course for closely integrating land use and transportation so that the region can grow smartly and sustainably. The strategy was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses, and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The RTP/SCS is a long-range vision plan that balances future mobility and housing needs with economic, environmental, and public health goals. The SCAG region strives toward sustainability through integrated land use and transportation planning. The SCAG region must achieve specific federal air quality standards and is required by state law to lower regional GHG emissions.

County of Riverside Climate Action Plan Update

In response to statewide GHG reduction initiatives and the adoption of Assembly Bill 32 in 2006, the County adopted its first Climate Action Plan (CAP) in 2015 that included GHG inventories of community-wide and municipal sources. As recommended in the AB 32 Scoping Plan, the County had set a target to reduce emissions back to 1990 levels by the year 2020. The Riverside County Climate Action Plan (CAP) Update (CAP Update) integrates the County's past and current efforts with its future efforts to grow and thrive sustainably. Per the CAP Update, Riverside County's 2017 GHG emission totaled 4,905,518 metric tons (MT) of carbon dioxide equivalent (CO₂e) for that year. Since the 2015 CAP adoption, new legislation have been proposed (such as Executive Order B-30-15 and SB-32) that extended the goals of AB 32 and set a 2030 goal of reducing emissions to 30 percent below 1990 levels by 2030. Further, the emissions reduction target of 40 percent below 1990 levels by 2030 is an interim-year goal to make it possible to reach the ultimate goal of reducing emissions 80 percent below 1990 levels by 2050. To that end, the County has implemented a number of sustainability and conservation efforts and seeks to continue those efforts through local planning and partnerships.

Discussion of Impacts

- a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?*
 - b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*
- a) - b) Potentially Significant Impact:** Greenhouse gases (GHGs), primarily carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), collectively reported as CO₂e, are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used

to operate process equipment, lighting, and utilities at a facility. Also included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and the disposal and decomposition of municipal waste in landfills.

Project-related construction and operational activities would generate both short-term and long-term greenhouse gas emissions. The Project site is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and therefore must comply with all SCAQMD requirements, as well as state and federal regulations such as AB 32, and the City of Banning General Plan.

Since the Project proposes industrial uses on a currently vacant and undeveloped site, Project implementation would result in a substantial increase in emissions. As part of the Draft EIR, the Project would prepare an assessment of greenhouse gas emissions anticipated to result from Project construction and operation.

The Draft EIR will also evaluate the Project's consistency with the County CAP, the SCAG's RTP/SCS long-range visioning plan, and the City General Plan to ensure that the Project would not conflict with regional and local goals pertaining to greenhouse gas reduction.

Further greenhouse gas analysis is required to determine whether the Project could potentially result in any adverse effects related to greenhouse gases or conflict with an applicable plan, policy, or regulation. Therefore, issues regarding greenhouse gas emissions will be further evaluated in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006.
 - Chapter V. Environmental Hazards – E. Hazards and Toxic Materials Element. Available at <http://banning.ca.us/DocumentCenter/View/665/GP-Ch-V-Environmental-Hazards?bidId=>.
2. California Department of Forestry and Fire Protection. Fire Hazard Severity Zone (FHSZ) Viewer. Accessed February 8, 2021. Available at <https://egis.fire.ca.gov/FHSZ/>.
3. California Department of Toxic Substances Control, EnviroStor Database. Accessed February 8, 2021. Available at <https://www.envirostor.dtsc.ca.gov/public/>.
4. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – O. Hazardous and Toxic Materials. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.
5. Riverside County Airport Land Use Commission (RCALUC), Riverside County Airport Land Use Compatibility Plan Policy Document, adopted October 2004.
 - Banning Municipal Airport Compatibility Map Delineation. Available at <https://www.rcaluc.org/Portals/13/06-%20Vol.%201%20Banning%20Municipal.pdf?ver=2016-09-19-114352-640>.

Findings of Fact:

The Riverside County Department of Environmental Health Hazardous Materials Branch serves as the Certified Unified Public Agency (CUPA) and is responsible for overseeing the six hazardous materials programs in the County. The Branch is responsible for inspecting facilities that handle hazardous materials, generate hazardous waste, treat hazardous waste, own/operate underground storage tanks, own/operate above ground petroleum storage tanks, or handle other materials subject to the California Accidental Release Program. Hazardous materials are used in the City for a variety of purposes including manufacturing, service industries, various small businesses, agriculture, medical uses, schools, and households.

Discussion of Impacts

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

a) - b) Potentially Significant Impact: The current surrounding land uses include vacant land, CHP Weigh Station, I-10 Freeway, Union Pacific Railway, Caltrans Banning Station, and residential uses. Construction of the proposed Project would require the use and transport of hazardous materials such as asphalt, paints, oil, diesel, fuel, gasoline, and building materials. The use, transport, storage, and disposal of hazardous materials using these substances must comply with existing regulations established by several agencies, including the Department of Toxic Substances Control (DTSC), the Environmental Protection Agency (EPA), the US Department of Transportation (USDOT), the Occupational Safety & Health Administration (OSHA), and the Riverside County Department of Environmental Health Hazardous Materials. Construction would also be required to adhere to any local standards set forth by the City, as well as state and federal health and safety requirements that are intended to minimize hazardous materials risks to the public, such as the Hazardous Waste Control Act, the California Accidental Release Prevention program, and the California Health and Safety Code.

No specific tenants have been identified for the proposed Project; thus, the operational use of hazardous materials is not definite. However, any operational uses involving hazardous materials would be performed in compliance with applicable regulations. Potential hazards to the public or environment through the routine transport, use, disposal, or reasonably foreseeable upset of hazardous materials will be further evaluated in the Draft EIR.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact: The nearest school is Hoffer Elementary School located approximately 0.27 miles west of the Project site. At their closest points, the western boundary of the Project site and the eastern boundary of Hoffer Elementary School are approximately 0.27 miles apart. However, the majority of the Project site is located at least 0.75 miles from the nearest school. Due to the shape of the Project site (see *Figure 1-2 Aerial Imagery Map*), the proposed structures will be located at least 0.75 miles away from the nearest school. The northwestern portion of the site, the area nearest the school, will include infrastructure improvements such as the extension of Wilson Street and possible parking areas to serve the proposed Project.

Direct and indirect hazardous materials would be contained on-site through the use of BMPs and compliance with any applicable local, state, and federal laws pertaining to hazardous waste handling. The Project would adhere to NPDES requirements in preparing a Stormwater Pollution Prevention Plan (SWPPP) that would reduce hazardous materials from running off to the school.

As previously mentioned, handling activities associated with hazardous materials would comply with all applicable federal, state, and local agencies and regulations. Any handling of hazardous materials would be limited in both quantities and concentrations. Given that the nearest school is located outside of the one-quarter mile radius of the proposed

Project, a less than significant impact would occur, and no further analysis is proposed for the Draft EIR.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact: Government Code Section 65962.5 describes that before an application for a development project is completed, the Applicant and/or Lead Agency shall indicate whether the site is included on any of the listed compiled pursuant to that section and to identify which list(s). According to the Cortese List, the Project site is not included on a list of hazardous materials sites, nor are there any hazardous materials sites listed in the vicinity of the Project site. Envirostor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project site. Therefore, no impacts are identified, and no further analysis is proposed for the Draft EIR.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

Potentially Significant Impact: Banning Municipal Airport is approximately 0.35 miles south of the Project site, which is within Zone D of the Banning Municipal Airport land use compatibility plan (LUCP). According to RCALUC, Zone D is described as a runway buffer area where highly noise-sensitive outdoor nonresidential uses and flight hazards are prohibited. Development of the Project within Zone D is allowable per County requirements. Project development has the potential to result in hazards to people working on-site related to aircraft approaching or departing Banning Airport. The Draft EIR will evaluate whether the Project would potentially conflict with the LUCP in a manner that could result in a safety hazard for people residing or working in the Project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Potentially Significant Impact: The Project site and immediate surroundings do not contain any emergency shelters or facilities under existing conditions. Additionally, the City does not have established evacuation routes. The Draft EIR will analyze the City of Banning's Emergency Operation Plan to identify any potential conflicts with the Project. Although it is not anticipated that the Project would interfere with an adopted emergency response or evacuation plan, the Draft EIR will further evaluate the subject.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Potentially Significant Impact: The potential for wildland fires represents a hazard, particularly within areas adjacent to open space or in proximity to wildland fuels. The

Project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), as designated by the Department of Forestry and Protection. The Draft EIR will further evaluate the threat of wildland fires to people and structures associated with the proposed Project.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter V. Environmental Hazards – B. Flooding and Hydrology Element. Available at <http://banning.ca.us/DocumentCenter/View/665/GP-Ch-V-Environmental-Hazards?bidId=>.
2. City of Banning Urban Water Management Plan, 2020. Available at <http://www.ci.banning.ca.us/DocumentCenter/View/9110/Banning-Final-2020-UWMP---06282021?bidId=>.
3. Federal Emergency Management Agency (FEMA), FEMA's National Flood Hazard Layer (NFHL) Viewer. Accessed February 16, 2022. Available at <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>.
4. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.
 - D. Hydrology
 - E. Water Resources/Quality
5. Provost & Pritchard Consulting Group, San Gorgonio Pass Subbasin (SGPS) Groundwater Sustainability Plan. Accessed June 20, 2022. Available at https://www.sgpsas.org/wp-content/uploads/2022/01/Final_SGPGSP_1230_2021-web.pdf.

Findings of Fact:

Drainage, Surface Runoff, and Flooding

The Riverside County Flood Control and Water Conservation District is responsible for the management of regional drainage within and in the vicinity of Banning, including rivers, major streams and their tributaries, and areas of significant sheet flows. However, the City remains directly responsible for the management of local drainage. The Banning Master Drainage Plan includes open channels, storm drains, box culverts, and debris basins to manage water flows. The Project site is located within a section of the City that is designated as a 100-year flood zone due to proximity to the San Gorgonio River within the Whitewater River Watershed. Additionally, the City participates in the NPDES, which regulates polluted runoff by requiring the implementation of storm water management plans and programs that are aimed to reduce the discharge of pollutants from stormwater systems into waters of the United States.

Discussion of Impacts

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

Potentially Significant Impact: The California Porter-Cologne Water Quality Control Act (Section 13000 (“Water Quality”) et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require comprehensive water quality control plans be developed for all waters within the State of California. A water quality management plan (WQMP) will be created to comply with the requirements of the City and the NPDES Areawide Stormwater Program. The Project applicant is responsible for the implementation of the provisions of this plan and would ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the Whitewater River Region Storm Water Management Plan (SWMP) and the intent of the NPDES Permit for Riverside County issued by the Colorado River Basin Regional Water Quality Control Board. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB).

Construction of the proposed Project would involve the development of a currently vacant site including utility installation, paving, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as sediment, silt, debris, chemicals, paints, pesticides/herbicides and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Operational water quality impacts would arise directly from landscaping maintenance and indirectly from stormwater pollutants such as nitrogen, oil and grease, trash/debris, and other organic compounds. Because the Project has the potential to result in significant impacts to water quality, potentially significant impacts will be further evaluated in the Draft EIR.

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Potentially Significant Impact: Groundwater recharge in the area results from precipitation infiltrating into the ground within the surface water catchments and particularly in the canyons north of the City. The Project would involve the development of a currently vacant site that would result in decreased infiltration and substantial alteration to the existing drainage patterns.

The Project would be served with potable water by the City Water and Wastewater Utilities Department which receives groundwater resources from the San Geronio Pass Subbasin (SGP Subbasin) and imported water supplies from external sources. The Project site is within the Cabazon Storage Unit of the SGP Subbasin. The City currently operates one groundwater production well in the Cabazon Storage Unit with a nominal pumping capacity of 900 gpm, according to the City’s 2020 UWMP. Currently, the City does not utilize the

entire capacity of all of its storage units (subbasins). The maximum annual amount pumped the City in the past 10 years is just under 9,000 AF with projected increases of 25% within 10 years and over 50% by 2045. A Water Supply Assessment (WSA) would be prepared for the Project to determine that the projected water supplies indicated in the City's Urban Water Management Plan would meet the projected water demands for the Project. Therefore, pending the preparation of a WSA, the potential of the Project to be adequately served by the existing domestic water supply, described above, will be further assessed in the Draft EIR.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i. result in substantial erosion or siltation on- or off-site;*
- ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
- iii. or, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;*
- iv. impede or redirect flood flows?*

Potentially Significant Impact: The Project would result in construction and operational activities upon 130.72 acres of undeveloped and vacant land. These activities have the potential to adversely affect existing drainage patterns, which could subsequently impact surface water and groundwater quality, as well as both on-site and local hydrology. Therefore, potentially significant impacts to surface water and groundwater quality, existing drainage patterns, and flooding will be analyzed in the Draft EIR.

d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Potentially Significant Impact: The Pacific Ocean is located approximately 55 miles southwest of the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. There are no bodies of water on or within the vicinity of the Project site. Therefore, no impact would result in inundation by seiche, tsunami, or mudflow, and no further analysis is proposed for the Draft EIR.

The Project site is partially located within a 100-year flood hazard area. According to FEMA's National Flood Hazard Layer (NFHL), much of the Project site exists within Zone X, indicative of areas of minimal flood hazard. However, the northeast portion of the Project site, an area encompassing approximately 47.5 acres, is designated as Zone A, a hazard area with a 1 percent annual chance of flooding (100-year flood hazard area). Therefore, potentially significant impacts to people or structures resulting from flooding will be analyzed in the Draft EIR.

- e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Potentially Significant Impact: The Project's compatibility with a water quality control plan or sustainable management plan will be further examined in the Draft EIR. The Project site is underlain by the San Geronio Pass Subbasin and would be subject to the SGPS Groundwater Sustainability Plan (GSP). Per the Sustainable Groundwater Management Act (SGMA), the SGP Subbasin GSP considers key sustainability indicators such as chronic lowering of groundwater levels, unreasonable reduction of groundwater storage, significant degradation of water quality, land subsidence, and depletion of interconnected storage water. In addition, SGMA requires high and medium priority groundwater basins to establish sustainability within 20 years of implementation of a GSP and to ensure the subbasin will be operable without causing significant undesirable results related to the above indicators. The SGP Subbasin is designated as a medium priority basin and has a deadline for achieving sustainability of 2042. Additionally, the Project would be required to prepare and subject to a project specific WQMP, as noted above. Because the Project involves the development of currently vacant, undeveloped land and would potentially result in significant impacts related to groundwater recharge, there is a potential for the Project to conflict with the applicable GSP and compatibility with the GSP will be evaluated in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter III. Community Development – A. Land Use Element. Available at <http://banning.ca.us/DocumentCenter/View/663/GP-Ch-III-Community-Development?bidId=>.
2. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – A. Land Use Compatibility. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Discussion of Impacts

Would the project:

a) *Physically divide an established community?*

Less Than Significant Impact: According to the City's General Plan Land Use and Zoning Map (see *Figure 1-3*), the Project site is designated as Business Park. The immediate surrounding area consists of General Plan designations such as Business Park, Public Facilities, and High Density Residential, as well as the Morongo Reservation. The current surrounding land uses include vacant land, CHP Weigh Station, I-10 Freeway, Union Pacific Railway, Caltrans Banning Station, and residential uses. The Project will be constructed on vacant, undeveloped land. Therefore, no established communities exist within the Project site, nor does the Project propose or require elements or operations that would divide an off-site community or a surrounding community. Based on the preceding, the Project would not physically divide an established community. A less than significant impact would occur, and no further analysis is proposed for the Draft EIR.

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Less Than Significant Impact: The Project site is subject to the City's land use plans, policies, and regulations. The proposed Project conforms with the General Plan Land Use designation of Business Park, which permits light industrial manufacturing and office/warehouse buildings. The development proposed includes approximately 1,320,000 square feet of industrial space with loading docks, tractor-trailer parking stalls, passenger vehicle parking spaces, and landscape. Additionally, the construction and design of the buildings will comply with the development standards and design guidelines contained in the Banning Municipal Code. Therefore, implementation of the proposed Project would not conflict with any land use plan, policy, or regulation. A less than significant impact would occur, and no further analysis is proposed for the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter IV. Environmental Resources – F. Energy and Mineral Resources Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.

Discussion of Impacts

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Less Than Significant Impact: Under direction of the Surface Mining and Reclamation Act (SMARA), the California Department of Conservation Division of Mines and Geology released a report identifying aggregate materials in the San Bernardino Production Consumption Region, which includes the City of Banning and consequently the Project site. Per the City's General Plan, the Project site is identified within MRZ-2 zone (*Exhibit IV-18: Mineral Resource Zones*). MRZ-2 zone refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. The Project site is currently undeveloped and is not utilized for mineral resource extraction and no mineral extraction has occurred on the Project site. . In addition, mineral extraction will result in incompatible uses with the Business Park zoning and Land Use designation on-site and in the immediate surroundings. Therefore, the impacts associated with the loss of availability of a mineral resource will be less than significant, and no further analysis is proposed for the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise – Would the project result in:				
a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- Banning General Plan, adopted January 31, 2006
 - Chapter V. Environmental Hazards – C. Noise Element. Available at <http://banning.ca.us/DocumentCenter/View/665/GP-Ch-V-Environmental-Hazards?bidId=>.
- Banning Municipal Code, updated June 1, 2022. Available at https://library.municode.com/ca/banning/codes/code_of_ordinances.
- Banning Municipal Airport Comprehensive Land Use Plan, adopted January 1993.
 - Banning Municipal Airport Compatibility Map Delineation. Available at <https://www.rcaluc.org/Portals/13/06-%20Vol.%201%20Banning%20Municipal.pdf?ver=2016-09-19-114352-640>.
- Federal Transit Administration (FTA), Transit Noise and Vibration Assessment Manual, September 2018. Accessed June 16, 2022. Available at https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

5. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006

- Section III. Environmental Impacts and Mitigation – I. Noise. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Regulatory Setting:

California Code of Regulations, Title 24 – Building Code

The State's noise insulation standards are codified in the CCR, Title 24: Part 1, Building Standards Administrative Code, and Part 2, CBC. These noise standards are applied to new construction in California for interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels.

City of Banning Municipal Code

Standards established under the Banning Municipal Code would be used to analyze noise impacts originating from the Project. The City of Banning restricts noise affecting residential uses (City Ordinance #1138; Sec. 11D-05. Base ambient noise level) such that during any 15-minute period, daytime noise levels shall not exceed 60 dBA, and nighttime levels shall not exceed 50 dBA. Exterior noise levels shall not exceed 75 dBA at any time (City Ordinance #1138; Sec. 11D-08. Maximum nonresidential noise levels). Loud, unusual, and unnecessary noises are also prohibited, including equipment causing noise increases of more than 5 dBA over the ambient and back-up beepers that exceed 75 dBA.

The City's Noise Ordinance sets forth maximum exterior noise levels for residential and nonresidential land uses. Section 11D-05 of the Banning City Code establishes ambient noise level limits that apply according to the land use zone and time. During daytime hours (7 a.m. to 10 p.m.) the base ambient noise level limit for residential activities is 55 dBA. During nighttime hours (10 p.m. to 7 a.m.) the base ambient noise level limit is 45 dBA. At all hours, base noise level limit for industrial and commercial activity is 75 dBA. Section 11D also limits construction activity to between the hours of 7:00 a.m. to 6:00 p.m.

Construction activities may exceed the limits of the City's noise ordinance between the hours of 7:00 a.m. and 6:00 p.m. provided that it does not at any time cause noise greater than 55 dBA for an interval of more than 15 minutes when measured in the interior of the nearest residence or school (Sec. 11D-09. Noises prohibited; unnecessary noise standard). The City Building Inspector may permit construction outside of these daytime hours if the official determines that public health and safety would not be impaired by the construction noise.

Sensitive receptors, or land uses that are particularly sensitive to noise intrusion, include residences, schools, libraries, churches, hospitals, nursing homes, and other health care facilities. Day care centers, parks, and other outdoor recreation areas may also be considered sensitive

receptors. Cemeteries, golf courses, hotels and motels, and dormitories are considered moderately sensitive land uses. Least sensitive land uses are commercial and industrial sites, agricultural lands, parking lots, warehousing operations, and transit terminals. Based on State General Plan, where noise-sensitive land uses are located in areas of 60 dBA CNEL or greater, an acoustical study may be required. Land uses that are exposed to greater than 65 dBA CNEL will require noise mitigation measures.

Discussion of Impacts

Would the project result in:

- a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact: In general, the City is most impacted by noise originating from motor vehicle traffic on highways and major arterials. Portions of the City, and the Project site, are subject to higher noise levels associated with motor vehicle and railway traffic along I-10 and Union Pacific Railroad corridor. The Project site is also affected by intermittent noise impacts associated with the operation of the Banning Municipal airport, located approximately 0.36-miles south of the Project site.

Project construction would result in temporary increases in ambient noise levels due to activities such as site grading and building construction. Project operation would involve activities that produce noise levels associated with industrial development such as delivery and service truck traffic, HVAC equipment, landscape maintenance, and waste hauling activities. Therefore, the Project would generate both short-term and long-term noise.

A noise and vibration technical study will be prepared for the proposed Project to assess potential impacts to these sensitive receptors. The Draft EIR will identify potential significant impacts and provide mitigation measures, if applicable.

- b) Generation of excessive ground-borne vibration or ground-borne noise levels?*

Potentially Significant Impact: Increases in ground borne vibration levels attributable to the proposed Project would be primarily associated with short-term construction-related activities. The types of construction vibration impacts include human annoyance and building damage. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. No buildings exist within a 30-foot radius of the Project site. The nearest buildings to the site are over 500 feet away in any given direction. Therefore, construction of the Project is not anticipated to result in building damage.

In addition, these temporarily increased levels of vibration could impact sensitive land uses near to the Project site, such as residential communities to the west. Human annoyance is evaluated in vibration decibels (VdB) (the vibration velocity level in decibel scale) and occurs when construction vibration rises significantly above the threshold of human

perception for extended periods of time. Table 6-3 of the FTA Transit Noise and Vibration Impact Assessment Manual identifies 80 VdB as the threshold of annoyance for residential uses.

Refer to *Table 1: Vibration Source Levels for Construction Equipment* for a list of typical construction equipment and the vibration generated by the. Pile driving would generate the largest amount of vibration for any construction that would potentially occur on site; to provide a more conservative (higher) estimate for vibrational impacts it is assumed that pile driving would occur. Pile driving would not occur on the western portions of the Project site where roadway construction is anticipated. The greatest amount of vibration generated in this location would be generated by vibratory rollers utilized for compaction of aggregate and asphalt materials.

Table 1: Vibration Source Levels for Construction Equipment

Equipment		PPV ¹ at 25 ft, in/sec	Approximate L _v ²³ at 25 ft
Pile Driver (impact)	Upper range	1.518	112
	Typical	0.644	104
Pile Driver (sonic)	Upper range	0.734	105
	Typical	0.17	93
Clam Shovel Drop (slurry wall)		0.202	94
Hydromill (slurry wall)	In soil	0.008	66
	In rock	0.017	75
Vibratory Roller		0.21	94
Hoe Ram		0.089	87
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58
Source: FTA Transit Noise and Vibration Impact Assessment Manual; Table 7-4 1 – Peak Particle Velocity: The peak signal value of an oscillating vibration velocity waveform. 2 – L _v : Vibration velocity level 3 – RMS velocity in decibels, VdB re 1 micro-in/sec			

For the purposes of noise and vibrational analysis, measurements to potential sensitive receptors are measured from the center of the Project site. This is due to construction activities not being constrained to a single location on the Project site but rather occurs across the entirety of the Project site. Measuring distances from the center of the Project site allows for an averaged value and even distribution of sources for noise and vibration impacts. The nearest residential land uses are located over 3,000 feet away from the

center of the Project site. The nearest residential land uses to the closest Project boundary are located west of the Project site and are located approximately 300 feet away.

Utilizing the formula for vibrational attenuation, the vibrations felt at the sensitive receptors can be calculated.¹ Assuming pile driving would occur during construction, vibrational velocity felt at sensitive residential receptors 3,000 feet away would be approximately 49.6 VdB.² During roadway and parking lot construction on the western portions of the Project site, vibrational velocity felt at sensitive residential receptors 300 feet away from vibratory rollers would be approximately 61.6 VdB.³ According to the FTA Transit Noise and Vibration Impact Assessment Manual, Section 5.5, the incidence of complaints falls rapidly with vibrational velocity levels decreasing below 72 VdB. Therefore, the calculated values of construction generated vibrational velocities felt at sensitive receptors would be below the threshold of 80 VdB where annoyance is most common.

Once operational, the Project would not be a significant source of ground-borne vibration. Typical sources of ground borne vibration are occasional traffic on rough roads. However, when roadways are smooth, vibration from traffic (even heavy trucks) is rarely perceptible. In addition, the rubber tires and suspension systems of on-road vehicles make it unusual for on-road vehicles to cause ground borne noise or vibration problems. It is therefore assumed that no such vehicular vibration impacts would occur, and vibration impacts would be less than significant. Although it is not anticipated that the proposed Project would generate excessive ground-borne vibration or noise levels, the Draft EIR will further evaluate the subject and a Project specific noise and vibration impact assessment would be completed which will analyze these impacts in further detail and will be the basis of determination for noise impacts as a result of Project implementation.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

Potentially Significant Impact: The Project site is located within Zone D of the Banning Municipal Land Use Compatibility Plan. The Project would be required to comply to nonresidential compatibility criteria for Zone D. Within Zone D, highly noise-sensitive outdoor nonresidential uses are prohibited, and airspace review is required for objects greater than 70 feet tall. Further noise analysis is required to determine whether the Project could potentially result in any adverse effects related to increased noise levels. The Draft EIR will identify potential significant impacts and provide mitigation measures, if applicable.

¹ $L_{v,distance} = L_{v,25\text{ feet}} - 30 \log_{10} \left(\frac{D}{25\text{ feet}} \right)$, where D = distance to vibrational source in feet

Source: Source: FTA, Noise and Vibration Manual, 2006. Page 12-11.

² $L_{v,3,000\text{ feet}} = 112\text{ VdB} - 30 \log_{10} \left(\frac{3,000\text{ feet}}{25\text{ feet}} \right) = 49.6\text{ VdB}$

³ $L_{v,300\text{ feet}} = 94\text{ VdB} - 30 \log_{10} \left(\frac{300\text{ feet}}{25\text{ feet}} \right) = 61.6\text{ VdB}$

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- Banning General Plan, adopted January 31, 2006
 - Chapter III. Community Development – A. Land Use Element. Available at <http://banning.ca.us/DocumentCenter/View/663/GP-Ch-III-Community-Development?bidId=>.
- Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – A. Land Use Compatibility. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Discussion of Impacts

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact: The Project does not include new residential development on- or off-site; thus, the Project would not directly contribute to population growth within the City. The Project will remain designated and zoned as Business Park, which allows land uses such as light industrial manufacturing, office/warehouse buildings, professional offices, restaurants, and retail uses ancillary to a primary use. Commercial development, such as large-scale retail (club stores, home improvement, etc.) and mixed-use project may also be permitted, subject to a conditional use permit.

The Applicant proposes to construct approximately 1,320,000 square feet of industrial space with loading docks, tractor-trailer parking stalls, passenger vehicle parking spaces, and landscape. The existing personnel pool within the City and the neighboring communities within Riverside and San Bernardino County would likely fill project-related employment demands. As the Applicant currently does not have a tenant for the proposed Project, the number of jobs that the Project would generate cannot be precisely determined. However, the land use proposed is consistent with the Business Park designation assigned to the Project site in the Banning General Plan and thereby has been assumed in the City population/employment projections. Therefore, impacts would be less than significant, and no further analysis will be conducted in the Draft EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact: No housing currently exists within the Project site and the Project does not propose uses or activities that would otherwise displace housing assets or persons. Based on the preceding, the proposed Project would have no impact related to displacement of housing or displacement of people. Therefore, no further analysis is proposed for the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- Banning General Plan, adopted January 31, 2006
 - Chapter VI. Public Services and Facilities. Available at <http://banning.ca.us/DocumentCenter/View/666/GP-Ch-VI-Public-Services?bidId=>.
 - Chapter III. Community Development Element – D. Parks and recreation Element. Available at <http://banning.ca.us/DocumentCenter/View/663/GP-Ch-III-Community-Development?bidId=>.
- Banning Unified School District (BUSD), 'Our Mission.' Available at <https://www.banning.k12.ca.us/apps/spotlightmessages/12724>.
- Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – K. Public Services and Facilities. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Discussion of Impacts

Would the project:

- a) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:*

i. *Fire protection?*

Less Than Significant Impact: Fire protection services to the Project site are provided by the City of Banning through a contractual agreement with the Riverside County Fire Department, which in turn contracts with the California Department of Forestry. The contract provides various fire related services, including paramedic response, hazardous materials response, search and rescue, swift water rescue, full fire prevention support, and disaster preparedness (City of Banning, 2022). The Riverside County Fire Department operates under a Regional Fire Protection Program, which allows its fire stations to actively support one another regardless of geographic or jurisdictional boundaries. Therefore, the station physically closest to an emergency will respond, even if the emergency is located outside the station's official jurisdiction.

The Project site is served by the Riverside County Fire Department Station No. 89, located at 172 North Murray, approximately 1.4 miles west of the Project site. Utilizing GPS navigational services, it would take between approximately 5 and 6 minutes for emergency fire and medical services to reach the Project site from Station No. 89. The current response times of 5 to 6 minutes per occurrence may be impacted by Interstate-10 roadway conditions and would be further evaluated in the EIR. Additional services in the vicinity are provided by Riverside County Fire Department Station No. 20, located at 1550 E 6th Street, approximately 5.2 miles west of the Project site, and Riverside County Fire Department Station No. 24, located at 50382 Irene St, Cabazon, approximately 3.7 miles southeast of the Project site. Based on the Project's proximity to the existing fire stations, the Project would be adequately served by fire protection services. Additionally, the General Plan states that additional fire stations have been proposed within the Banning City limits, with one station being proposed in the vicinity of the Banning Municipal Airport. Station No. 89 would continue to be closest Fire Department station to the Project site should a new facility be constructed near the existing Banning Municipal Airport.

Although Project implementation may cause an incremental increase in demand for fire services, the increase would not be to a significant degree. The Project will be constructed in compliance with current building code requirements regarding fire suppression and access. Additionally, the Project will be reviewed and subject to approval by the Riverside County Fire Department. As discussed in Section XIV(a), Population and Housing, of this Initial Study, the Project does not include residential uses and substantial population growth related to new employees is not anticipated to occur as a direct or indirect result of Project implementation. Additionally, the Project would be required to pay fair share

development impact fees as a condition of Project approval. The payment of these fair share development impact fees would offset any increased demand on emergency services through the one-time partial funding of additional equipment, staff, facilities, or other needs that the various emergency agencies deem useful. Therefore, the proposed Project would have less than significant impacts on fire protection services and no further analysis is proposed for the Draft EIR.

ii. Police protection?

Less Than Significant Impact: Police protection services to the Project site are provided by the Banning Police Department. The Banning Police Department is located at 125 E Ramsey Street, approximately 1.4 miles west of the Project site. As stated above, the current response times of 5 to 6 minutes per occurrence may be impacted by Interstate-10 roadway conditions and would be further evaluated in the EIR. The Project would introduce new structures, facilities, and employees to the Project site, which would result in an incremental increase in demand for police protection services. As discussed in Section XIV(a), Population and Housing, of this Initial Study, the Project does not include residential uses and substantial population growth related to new employees is not anticipated to occur as a direct or indirect result of Project implementation. The proposed Project is not anticipated to require or result in the construction of new or physically altered police facilities. Based on the foregoing, the proposed Project would receive adequate police protection and impacts to police protection facilities would be less than significant. No further analysis of this topic is proposed for the Draft EIR.

iii. Schools?

Less Than Significant Impact: The Project site is located within the Banning Unified School District (BUSD) which consists of four (4) elementary schools, an intermediate school, a middle school, two (2) high schools, and an independent study school.

Development of the Project site as proposed would not create a direct demand for public school services as the subject property would contain non-residential uses. Therefore, the proposed Project would not directly generate any school-aged children requiring public education. Although, the Project may result in an indirect increase of residents to the area based on the addition of employment and infrastructure, many of the Project related employment opportunities will be filled by existing residents in the City. As previously discussed, the Project is consistent with the Business Park designation and thereby has been assumed in Banning's population/employment projections. Impacts to the BUSD would be less than significant, and no further analysis of this topic is proposed for the Draft EIR.

iv-v. Parks and Other public facilities?

Less Than Significant Impact: Other public facilities in the City include one U.S. Post Office, the Banning Municipal Airport, Banning Library, San Geronio Memorial Hospital, and several public utility facilities operated by the City Public Works Department. As discussed under Section XIV(a), Population and Housing, of this Initial Study, the

proposed Project would not cause a substantial increase in population. Given the industrial nature of the Project and the lack of population growth that would result from the Project, it is unlikely that the Project would increase the use and of public facilities/services, including parks, libraries, community recreation centers, post offices, and animal shelters. As such, a less than significant impact would occur, and no further analysis will be conducted in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter III. Community Development Element – D. Parks and recreation Element. Available at <http://banning.ca.us/DocumentCenter/View/663/GP-Ch-III-Community-Development?bidId=>.

The City Community Services Department offers a variety of programs including activities for children and youth, adult sports, and classes geared towards the general public, many of which are offered at the Banning Community Center and City parks. Examples of City park and recreational facilities include the Repplier Park Aquatic Center, Gilman Ranch Museum (regional park), a community park, a mini park, and four (4) neighborhood parks. In total, the City has eight (8) developed parks amounting to just under 200 acres and an additional 150+ acres for future park development.

Discussion of Impacts

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact: The Project involves development of 1,320,000 square feet of industrial space and associated improvements. Although the Project would create additional jobs in the area, it is expected that many of these employment positions will be filled by existing residents in the City. The Project does not propose residential uses or other land uses that would generate a substantial increase in population. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or

regional park. Thus, a less than significant impact would occur, and no further analysis of this subject is required.

- b)** *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Less Than Significant Impact: As previously discussed, the Project consists of industrial uses, which do not generally result in significant amounts of park usage. The Project does not propose or require the construction of any new on- or off-site recreational facilities. Additionally, the Project would not require the expansion of any existing off-site recreational facilities. Therefore, environmental effects related to the construction or expansion of recreational facilities would not occur with implementation of the proposed Project. A less than significant impact would occur, and no further analysis of this subject is required.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation/Traffic – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter III. Community Development Element – C. Circulation Element. Available at <http://banning.ca.us/DocumentCenter/View/663/GP-Ch-III-Community-Development?bidId=>.
2. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – B. Traffic/Circulation. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Transportation Demand Management

As required by the Riverside County Congestion Management Program, the City has adopted a Transportation Demand Management (TDM) Ordinance. The TDM Ordinance applies to new or change-of-use non-residential developments employing 100 or more persons. It requires the project proponent to demonstrate how the development will reduce the number of project-generated vehicle trips. Measures may include carpooling, carpool parking preferences, bicycle storage and showers, and telecommuting. The implementation of this ordinance can locally help to reduce the impacts of vehicles on air quality in the City.

Discussion of Impacts

Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*
- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

a) - b) Potentially Significant Impact: The Project proposes to construct approximately 1,320,000 square feet of industrial space and associated improvements. As the Project site currently consists of vacant, undeveloped land, Project implementation would generate additional vehicle trips per day during construction and operation. Project operation will involve industrial/warehouse activities that would generate truck and passenger vehicle traffic that may conflict with an applicable plan, ordinance, or policy. Project improvements may include street extension(s), intersection improvements, and street realignments.

Therefore, further traffic impact analysis is required to determine whether the Project could potentially result in any adverse effects related the local and regional circulation system. Further analysis will be provided in the Draft EIR.

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- d) Result in inadequate emergency access?*

c) - d) Potentially Significant Impact: As part of a separate project to be developed westerly adjacent to the Project site, the Hathaway Logistics Project, an extension of Wilson street and Nicolet street would be constructed across vacant lands to the west of the Project site that would provide site access. Although the Project would be required to comply with City standards, the Project design will be reviewed by City Planning, Police, and Fire Department staff to ensure that there is sufficient emergency access provided. Pending this review, the Project will further assess emergency access in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

1. Banning General Plan, adopted January 31, 2006
 - Chapter IV. Environmental Resources – D. Archeological and Cultural Resources Element. Available at <http://banning.ca.us/DocumentCenter/View/664/GP-Ch-IV-Environmental-Resources?bidId=>.
2. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – G. Cultural Resources. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Discussion of Impacts

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
Potentially Significant Impact: A site-specific cultural resources assessment will be conducted to determine whether the Project site is listed or eligible for listing on a state or local register of historical resources as defined in Public Resources Code Section 5020.1(k). The results of the site-specific cultural resources assessment will be disclosed and analyzed in the Draft EIR.

- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

Potentially Significant Impact: Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could uncover Native American historical or archaeological resources. The City will send notification of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area and will consult with interested tribes regarding the Project's potential to affect a Tribal cultural resource. The results of the consultation will be incorporated into the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems – Would the project:				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter VI. Public Services and Facilities – Water, Wastewater and Utilities. Available at <http://banning.ca.us/DocumentCenter/View/666/GP-Ch-VI-Public-Services?bidId=>.
2. Final Environmental Impact Report City of Banning General Plan, certified January 31, 2006
 - Section III. Environmental Impacts and Mitigation – K. Public Services and Facilities. Available at <https://www.ci.banning.ca.us/DocumentCenter/View/769/GP-DEIR-Sec-3>.

Findings of Fact:

Water Resources

The City of Banning Water and Wastewater Utilities Department supplies water to the entire City, except for a small portion of the City within Banning Canyon. The City obtains water from three sources: groundwater from the San Geronio Pass subbasin of the Coachella Valley Groundwater Basin; recycled water; and water imported from northern California via the State Water Project. Imported water is used to recharge the groundwater subbasin; thus, the City's entire potable water supply enters the City's distribution system from groundwater wells. The City's water is obtained entirely from local groundwater basins through nineteen (19) potable groundwater wells, one (1) non-potable groundwater well, and three (3) co-owned wells within the Beaumont-Cherry Valley Water District (BCVWD). Surface water naturally recharges the underground water basin across the region, and most directly by the San Geronio River and the Whitewater River diversion. Surface water is not considered a separate water supply source as it only recharges basin storage unit pumping production. The City of Banning prepared an Urban Water Management Plan (UMWP) to analyze water demands and project future water supply capacity and water demands through 2045. The UMWP also analyzes the effects of water quality, drought, and emergencies on the City's water supply reliability.

Hathaway Creek is located approximately 0.4 miles northeast of the Project site. The City of Banning is within the boundaries of the Coachella Valley Hydrologic Unit, which encompasses several groundwater basins, including the Coachella Valley Groundwater Basin, within which the City is located. The Basin is underlain by several large subbasins, the boundaries of which are mostly defined by fault lines that restrict the lateral flow of water. The City is underlain by the San Geronio Pass Subbasin portion of the Basin, which is further divided into water storage units. The Project site is located within the Cabazon Storage Unit, which encompasses a surface area of approximately 17,215 acres. The City currently operates one (1) groundwater production well in the Cabazon Storage Units, with a nominal pumping capacity of 900 gallons per minute (gpm).

Other Utilities

Service providers include Wastewater Utility which is owned and operated by the City and collects wastewater from homes and businesses and treats the sewage at the City's Wastewater Reclamation Plant. Municipal Electric Company is owned and operated by the City and provides electric service to residents and businesses at significantly lower rates than Southern California Edison. The Gas Company provides natural gas services and facilities to the City, and Waste Management Inland Empire provides solid waste collection and disposal services. Multiple telecommunication companies offer internet, phone, and cable services. Currently, no storm water facilities exist within the Project site. The City's Public Work Department is responsible for maintaining the City's National Pollutant Discharge Elimination System (NPDES) Annual Storm Water Permit, inspecting, monitoring, and reporting storm water activity.

Discussion of Impacts

Would the project:

- a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
 - b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*
 - c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
 - d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
 - e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*
- a) - e) Potentially Significant Impact:** The Project will include construction and operational uses that require utilities and services such as domestic water, electric power, natural gas, telecommunications, wastewater, stormwater, and solid waste disposal. Given the vacant, undeveloped nature of the Project site, Project implementation would likely result in the extension of dry and wet utilities onto the Project site. Additionally, further analysis is necessary to determine whether the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. The Project is consistent with the City's current land use and zoning designations of Business Park for the site, and thus would have been accounted for in the City's General Plan and UWMP. However, further analysis would be necessary to ensure that Project related utilities do not exceed the capacity of local infrastructure for water, wastewater, storm drainage, electric power, natural gas, telecommunications and solid waste. The Draft EIR will evaluate whether the Project has sufficient permitted capacity to accommodate the Project's utility needs, and a water supply assessment will additionally be prepared. Therefore, potentially significant impacts may occur and will require further analysis in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire – If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

1. Banning General Plan, adopted January 31, 2006
 - Chapter V. Environmental Hazards – D. Wildland fire Hazards. Available at <http://banning.ca.us/DocumentCenter/View/665/GP-Ch-V-Environmental-Hazards?bidId=>.
2. California Department of Forestry and Fire Protection. City of Banning Very High Fire Hazard Severity Zones in LRA map. Accessed February 8, 2021. Available at <https://egis.fire.ca.gov/FHSZ/>.

Findings of Fact:

The California Department of Forestry and Fire Protection (CAL FIRE) designates Fire Hazard Severity Zones (FHSZs) throughout the state based on factors such as fuel, slope, and weather to indicate varying degrees of fire hazard (i.e., moderate, high, and very high).

According to the Banning General Plan, there are large areas of the City susceptible to damage from wildland fire. Portions of the Banning region and surrounding areas consist of brush covered hillsides with significant topographic relief that facilitate the rapid spread of fire, especially if fanned by Santa Ana winds.

Discussion of Impacts

If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

a) - d) Potentially Significant Impact: The Project site is located within a Very High Fire Hazard Severity Zone (VHFHSZ), as identified on the latest FHSZ maps prepared by the California Department of Forestry and Fire Protection (CAL FIRE). The Project site is adjacent to vacant land that extends to the base of the San Bernardino Mountains. Additionally, these areas are periodically subject to high wind conditions that have the potential to dramatically spread wildland fires. The Project would involve the development of an approximately 1,320,000 square feet speculative industrial warehouse building and associated road, parking, and utility infrastructure. The proposed parking areas and Wilson St extension within the northern portion of the Project site would provide buffer between vacant lands to the north and the proposed structures in a way that could reduce wildfire risk to structures. The Project will be constructed to current building code requirements regarding fire suppression and access. Additionally, the Project will be reviewed and is subject to approval by the Riverside County Fire Department.

However, to the characteristics of the Project site and surrounding areas, further wildfire risk analysis is required to determine whether the Project could potentially result in any adverse effects related to wildfire. Therefore, this subject will be analyzed in the Draft EIR.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?*

Potentially Significant Impact: Project development of 1,320,000 square feet of industrial space with loading docks, tractor-trailer parking stalls, passenger vehicle parking spaces, and landscape on 130.72 acres of undeveloped, vacant land would alter the physical state of the Project site. Therefore, the proposed Project has the potential to degrade the quality of the environment, substantially reduce the habitat of a plant or wildlife species, cause a plant or wildlife population to drop below self-sustaining levels,

threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Thus, the Draft EIR will analyze the potential of the Project to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural resources.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Potentially Significant Impact: Cumulative impacts can result from the interactions of environmental changes resulting from one proposed Project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public systems, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land use changes and operational characteristics involved with the proposed project.

Project development and operation has the potential to result in cumulatively considerable impacts. The Project site is located within the City of Banning, which has several ongoing development projects including industrial warehousing, residential, and commercial projects. Based on the preceding analysis in this Initial Study, the Project would have less-than-significant impacts on agricultural and forestry resources, land use planning, mineral resources, population and housing, public services, and recreation. Therefore, there is no potential for the Project to contribute to any cumulatively considerable impacts under these topics. However, Project implementation has the potential to result in significant impacts under the remainder of the topics which may be cumulatively considerable. Therefore, the Draft EIR will evaluate the Project's potential to result in cumulatively significant impacts.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Potentially Significant Impact: The Project could have environmental effects that cause substantial adverse effects on human beings. Therefore, the potential for the proposed Project to affect human beings directly or indirectly will be evaluated in the Draft EIR.

CHAPTER THREE – REFERENCES & PREPARERS

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3.2 List of Preparers

City of Banning

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

Kimley-Horn and Associates, Inc.

Kevin Thomas, CEP, ENV SP, *Senior Project Manager*

Jessie Barkley, *Environmental Planner*

Cameron Bauer, *Environmental Analyst*

Miles Eaton, EIT, *Environmental Analyst*

Sabrina Wallace, *Environmental Analyst*

APPENDIX A

BIOLOGICAL SERVICES DUE DILIGENCE ASSESSMENT

March 14, 2022

Brookfield Properties

Mr. Adam Schmid, Vice President, Development | Logistics
2101 Rosecrans Avenue, Suite 6250
El Segundo, California 90245
T. 310.765.3265, M. 865.776.1344
adam.schmid@brookfieldproperties.com

Subject: Biological Services Due Diligence Assessment for Fields Property, Banning, California

Mr. Schmid,

CASC Engineering and Consulting, Inc. (CASC) is please to provide you with the results of a one-day reconnaissance level site assessment to identify biological resources at the Fields Property, Banning, Riverside County, California. This memorandum is intended to be used for due diligence purposes and is not intended to be a comprehensive document of biological resources and outstanding needs at the Fields Property (Project Site). This memorandum is intended to provide the results of a reconnaissance-level habitat assessment and provide the next steps toward project development.

PROJECT DESCRIPTION AND SITE LOCATION

The Project Site is located in Banning, Riverside County, directly adjacent to Interstate-10 (Figure 1, Regional/Vicinity Map (Assessor Parcel Numbers 532-030-008, 532-030-009 and 532-110-015. The Project Site is undeveloped, has relatively flat terrain, and slopes towards the southeast. The Project proponent intends to construct two industrial use buildings on the Project Site and up to 1.6 million square feet.

The Project Site is 131.31-acres with a 500-foot buffer, the biologists surveyed 267.73-acres (excluding 1-10, which is within the buffer) (Figure 2 Project Site and Buffer). A 500-foot buffer is required by the resource agencies to capture the surrounding field conditions appropriately so that the biologist can make an assessment of direct and indirect impacts which may occur due to Project development.

LITERATURE SEARCH

In preparation for a reconnaissance level site visit, CASC's biologists have performed a literature search of readily available information including Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS), California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and National Wetlands Inventory (NWI), U.S. Department of Agriculture, Natural Resources Conservation Service (USDA) National Hydric Soils websites, reviewed previously completed reports and management plans for surrounding properties, Geographic Information Systems (GIS) data, maps, aerial imagery from public domain sources, and in-house records. This background exercise was necessary to assess habitats, special-status plant and wildlife species, identify jurisdictional features that may be within the project impact area, critical habitat and wildlife corridors that may occur in and near the Project Site and identify local or regional plans, policies, and regulations that may apply to the Project. This information search set the framework for potential issues of interest that the biologist had the opportunity to ground truth during site visit.

A Soils Map was created so biologists could assess the potential for special-status plant species to occur on site (Figure 3, Soils Map), a CNDDDB database search was completed which identified special-status species recorded

within a 1-mile radius of the Project Site (Figure 4, CNDDb), and a blue-line stream was identified on the Project Site using the National Wetlands Inventory (Figure 5, NWI Wetlands Mapper).

FIELD VISIT

CASC's biologists performed a site visit on March 2, 2022. The intent was to record current site conditions, identify any special-status species or potential for occurrence, and provide a constraints analysis and recommendations for Project development. Representative site photos were taken and are available per request.

REGULATORY CONSIDERATIONS

Western Riverside Multiple Species Habitat Conservation Plan

The Project Site is within the Western Riverside MSHCP Area but is not within a Criteria Cell or Cell Group, nor is it within an invertebrate, amphibian or mammal survey area. This means that to fulfill the requirements of the MSHCP, additional surveys for invertebrates, amphibians, and mammals will not be required per the requirements of the MSHCP. However, if evidence of special-status, threatened or endangered species is found on the Project Site, additional surveys may be warranted under State and federal guidelines.

The Project Site is within a MSHCP *Narrow Endemic Survey Area* (MSHCP Section 6.1.3) for Yucaipa (also known as Marvin's) onion and many-stemmed dudleya, and within the *Additional Needs Survey Area and Procedures* (MSHCP Section 6.3.2) for burrowing owl. An assessment by a qualified botanist will determine if the Project Site has the potential to support Yucaipa onion and many-stemmed dudleya. During the March 2, 2022 reconnaissance site assessment it was determined that the Project Site does meet the habitat requirements to support burrowing owl. A Habitat Assessment and Focused Surveys will need to be completed in order to address burrowing owl for compliance with the MSHCP.

National Wetlands Inventory

Per the NWI, topographic maps, and aerial photographs, it was determined that one blue-line stream transects the Project Site (Figure 5, NWI Wetlands Mapper). This feature was ground truthed during the site visit. The blue-line feature will need to be delineated and a report of finding prepared prior to Project development. Additional drainage features were noted on the Project Site at the time of the field visit. While these features were not identified on the topographic map or on the NWI map as blue-line streams, they will need to be assessed for their potential connectivity to adjacent jurisdictional features.

California Native Plant Protection Act

During the literature search five special-status plant species were identified as potentially occurring in the local Project region. Species identified in the literature search included: Narrow-leaf sandpaper plant, Parry's spineflower, White-bracted spineflower, Yucaipa (Marvin's) onion, and Many-stemmed dudleya. Each species receives a "ranking" from the California Native Plant Society (CNPS). The California Fish and Wildlife Commission has designated certain native plants as endangered or rare under the Native Plant Protection Act of 1977 (Fish and Game Code Sections 1900–1913). Qualifying species listed as endangered or rare include those identified by the California Native Plant Society (CNPS) through the California Rare Plant Ranks (CRPR) 1A, 1B, and 2.

CRPR definitions are as follows:

- 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This rank includes plants that are both presumed extinct in California, as well as those plants that are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.
- 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of RPR 1B have declined significantly over the last century.

- 2A: Plants presumed extirpated in California but common elsewhere.
- 2B: Plants rare, threatened, or endangered in California but more common elsewhere. Together, RPR 2A and 2B recognize the importance of protecting the geographic range of widespread species.
- 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.
- 4: A watch list for plants that are of limited distribution or infrequent throughout a broader area in California and their vulnerability or susceptibility to threat appears relatively low at this time.

California Natural Diversity Database

The California Natural Diversity Database (CNDDDB) is an inventory of the status and locations of rare plants and animals in California. CNDDDB staff work with partners to maintain current lists of rare species, as well as to maintain an ever-growing database of GIS-mapped locations for these species. A CNDDDB search of the Project Site and recorded occurrences within a 1-mile radius was initiated. Figure 4 shows the occurrences of species within the 1-mile radius. Below is a list of those species identified in the CNDDDB database search of the Project area:

Special-Status Species Recorded within One-Mile of the Project Site

- Southern California legless lizard (*Anniella stebbinsi*) – CDFW Species of Special Concern
- Coastal California gnatcatcher (*Polioptila californica californica*), MSHCP fully-covered Species, USFWS/Federally Threatened; CDFW Species of Special Concern
- Ferruginous hawk (*Buteo regalis*) – CDFW Watch List
- Western burrowing owl (*Athene cunicularia*) – MSHCP Species of Local Significance
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) – CDFW Species of Special Concern
- San Diego desert woodrat (*Neotoma lepida intermedia*) – CDFW Species of Special Concern
- Narrow-leaf sandpaper plant (*Petalonyx linearis*) – CRPR 2B.3
- Parry's spineflower (*Chorizanthe parryi* var. *parryi*) – CRPR 1B.1
- White-bracted spineflower (*Chorizanthe xanti* var. *leucotheca*) - CRPR1B.2
- Yucaipa (Marvin's) onion (*Allium marvinii*) – MSHCP Narrow Endemic Species, CRPR 1B.2
- Many-stemmed dudleya (*Dudleya multicaulis*) – MSHCP Narrow Endemic Species, CRPR 1B.2

Reconnaissance Site Assessment

A general reconnaissance level site assessment was performed by CASC's biologists at the Project Site. The assessment was conducted on foot, representative site photos taken, and a species list completed (Appendix A and B, Flora and Fauna Compendias). Representative site photos are available at the CASC office if requested. Biologists used Collector to take a GPS point of burrows that would be appropriate for burrowing owl (*Athene cunicularia*). A protocol level habitat assessment for burrows was not conducted for this site visit. But burrows of appropriate size were noted and their positions within the Project Site recorded and presented in Figure 6, Collector Data. In order to comply with the MSHCP, a methodical assessment of the Project Site for burrows will need to be performed.

RECOMMENDATIONS

The following are recommendations based on a desktop analysis of available literature and a one-day reconnaissance site assessment.

A. Jurisdictional Delineation and Report

Features that exhibited an ordinary high-water mark and evidence of flows were noted on the Project Site. It is recommended that a seasoned delineator assess the Project Site and determine if the blue-line stream on site has connectivity to adjacent jurisdictional/navigable Waters of the U.S. CASC's biologist noted that the blue-line stream on the Project Site (shown on topographic maps and on the NWI Mapper) is shown to flow

under Interstate-10. However, while on site, the biologists noted that this continuance of flow is obstructed by development of the interstate and that no culvert or pipe is present. This does not mean that a skilled delineator will not determine connectivity. It simply means that because of development of the interstate and creation of an earthen channel that runs adjacent to the interstate, connectivity was not obvious. There are other features on site that may be considered jurisdictional but are not called out on the topo or NWI Mapper. These areas show a flow line and terminate into pipes that traverses under I-10. All potential features on the Project Site will need to be delineated and a jurisdictional determination of each features functions and values performed. These data will be presented in a report to the resource agencies (U.S. Army Corp of Engineers, CDFW, and Regional Water Quality Control Board).

A Jurisdictional Delineation and Report has a sunset (expiration date) of 5-years. After 5-years the resource agencies are likely to request that the report be updated as site conditions may have changed.

B. Habitat Assessment and Possible Focused Surveys for MSHCP Narrow Endemic Plants

The MSHCP identified the Project Site as occurring within the *Narrow Endemic Survey Area* (MSHCP Section 6.1.3) for many-stemmed dudleya and Yucaipa onion. CASC recommends that a botanist familiar with these species perform a habitat assessment during the blooming period for these species. Many-stemmed dudleya blooming period is May through June and Yucaipa onion blooming period April through May.

In addition to those species identified previously, the CNDDDB and CNPS literature search identified narrow-leaf sandpaper plant, Parry's spineflower, and white-bracted spineflower that have the potential to occur within the Project region. Narrow-leaf sandpaper plant blooming period is March through May, Parry's spineflower blooming period is April through June, and white-bracted spineflower blooming period is April through June.

A habitat assessment for all five of these special-status species can be performed at the same time. If the qualified botanist identifies site conditions to be suitable to support any of these species, the biologist will recommend focused surveys.

C. Habitat Assessment and Focused Surveys for Burrowing Owl

The MSHCP identified the Project Site as occurring within the *Additional Needs Survey Area and Procedures* (MSHCP Section 6.3.2) for burrowing owl. CASC's biologist identified appropriate habitat conditions on the Project Site to support burrowing owl. CASC recommends a qualified biologist familiar with burrowing owl perform a methodical habitat assessment and focused surveys for burrowing owl. These surveys should follow those instructions identified within the MSHCP titles *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Habitat Conservation Plan Area*. Surveys should be conducted during the breeding season for burrowing owl which is March 1 through August 31.

After completion of appropriate surveys, a final report shall be submitted to the Riverside County Environmental Programs Department and the Regional Conservation Area (RCA) Monitoring Program Administrator, which discusses the survey methodology, transect width, duration, conditions, and results of the survey.

D. Habitat Assessment for Los Angeles Pocket Mouse and San Diego Desert Woodrat

The CNDDDB identified Los Angeles pocket mouse and San Diego desert woodrat as having the potential to occur on the Project Site. CASC recommends a qualified biologist perform a habitat assessment to determine if these species have potential to occur on the Project Site.

E. Consistency with the MSHCP and the Joint Project Review Process

CASC recommends communication with the Regional Conservation Authority to ensure that MSHCP reports requested by the County of Riverside are necessary. The following information is taken from the MSHCP

Consistency Analysis Report Guideline. It is intended to provide the Project proponent with background on the reporting requirements and processes for compliance with the MSHCP. Please note that once all previous biological field studies have been completed, results of all field studies and information is to be included in the MSHCP Consistency Analysis Report.

E.1 MSHCP Consistency Analysis Report

The purpose of the MSHCP Consistency Analysis Report is to assist proposed discretionary Projects located within the MSHCP Criteria Area with meeting the goals and objectives of the Reserve System (Reserve), and to demonstrate consistency with the MSHCP Implementation Structure. All projects subject to discretionary actions within the Criteria Area are also subject to a Joint Project Review (JPR).

Applicable Plan criteria and survey requirements for a proposed project can be determined with use of the RCA MSHCP Information App:

<http://wrcrca.maps.arcgis.com/apps/webappviewer/index.html?id=a73e69d2a64d41c29ebd3acd67467abd>

E.2 Joint Project Review Application

The JPR Application is completed by the Permittee and should match the information provided in the MSHCP Consistency Analysis Report. If a proposed project is anticipated to encounter environmental or planning constraints, the Applicant is encouraged to coordinate early at one or more of the monthly meetings with the Riverside Conservation Authority (RCA), California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS), the latter two agencies collectively referred to as the “Wildlife Agencies.” In addition, if it is anticipated the proposed project will encounter issues relative to riparian/riverine resources, applicants are encouraged to attend one or more of the monthly pre-application meetings with the RCA, CDFW, USFWS, U.S. Army Corps of Engineers (USACE), and Regional Water Quality Control Board (RWQCB), prior to the initiating the JPR Process. For more information and to reserve a date/time for either the monthly RCA/Wildlife Agencies or the Pre-Application Meetings, please contact Kristin Staudenmaier at kristins@wrcrca.org.

JPR Review Timeframes: RCA has 14 calendar days following receipt of a complete application (electronic copies; see below for additional application requirements) and the full deposit¹ to either issue comments to the Permittee requesting additional information or submit JPR Findings to the Wildlife Agencies. If RCA provides comments, and depending on the nature of the comments, the JPR process will be placed on hold. When documents (revised per RCA comments) are received, the 14-day review period may start over, dependent upon the adequacy of revisions and the need to provide additional comments. See Figure 1 for a flow chart of the JPR review process. Note that all revised JPR document submittals should include fully revised reports, not just a “Responses to Comments” document provided in lieu of revised reports. If possible, it would also be helpful to provide revised reports in MS Word with all changes shown in track changes (in addition to the fully revised PDFs).

E.3 Determination of Biological Equivalent or Superior Preservation (DBESP)

For DBESP guidance, refer to the DBESP template provided under separate cover. RCA strongly encourages that the DBESP be provided as a separate standalone document, or at a minimum, be prepared as a separate chapter or appendix that can easily be pulled from the main Consistency Analysis Report and reviewed as a standalone document. The DBESP should include its own figures to support existing resources, impacted resources (permanent and temporary), avoidance of resources, and mitigation (if on site and/or adjacent off site). The Wildlife Agencies, following receipt of the JPR Findings and supporting documentation, have 10 working days to issue comments requesting additional information or provide concurrence. Note that if a DBESP Report is included, the Wildlife Agencies have 60 working days to review the DBESP. It is possible to get the Riparian/Riverine DBESP 60-day review period reduced to 30 days if the applicant attends a Pre-

Application Meeting, and RCA and the Wildlife Agencies concur with the mitigation approach in advance of JPR submittal.

F. MSHCP's relation to the California Environmental Quality Act (CEQA)

According to the CEQA Guidelines, question Bio (f) states "Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?" In order to adequately address this CEQA requirement, it is recommended that the JPR process, including Wildlife Agency review, be completed prior to release of the draft CEQA document for public review. Similarly, for projects located outside of the MSHCP Criteria Area (i.e., no JPR), but for which a DBESP is required, it is recommended that Wildlife Agency review of the DBESP and other MSHCP requirements be completed prior to release of the draft CEQA document.

This memorandum is not intended to be a thorough assessment of the flora and fauna previously identified. This memorandum is intended, to the best of our knowledge, identify additional needs relating to field studies and possible constraints associated with Project development. All figures and species lists were created specifically for this Project and reflect site conditions at the time of the reconnaissance level site assessment. Focused surveys for plants and animals are typically honored by the resource agencies for one-year and the jurisdictional delineation for five-years.

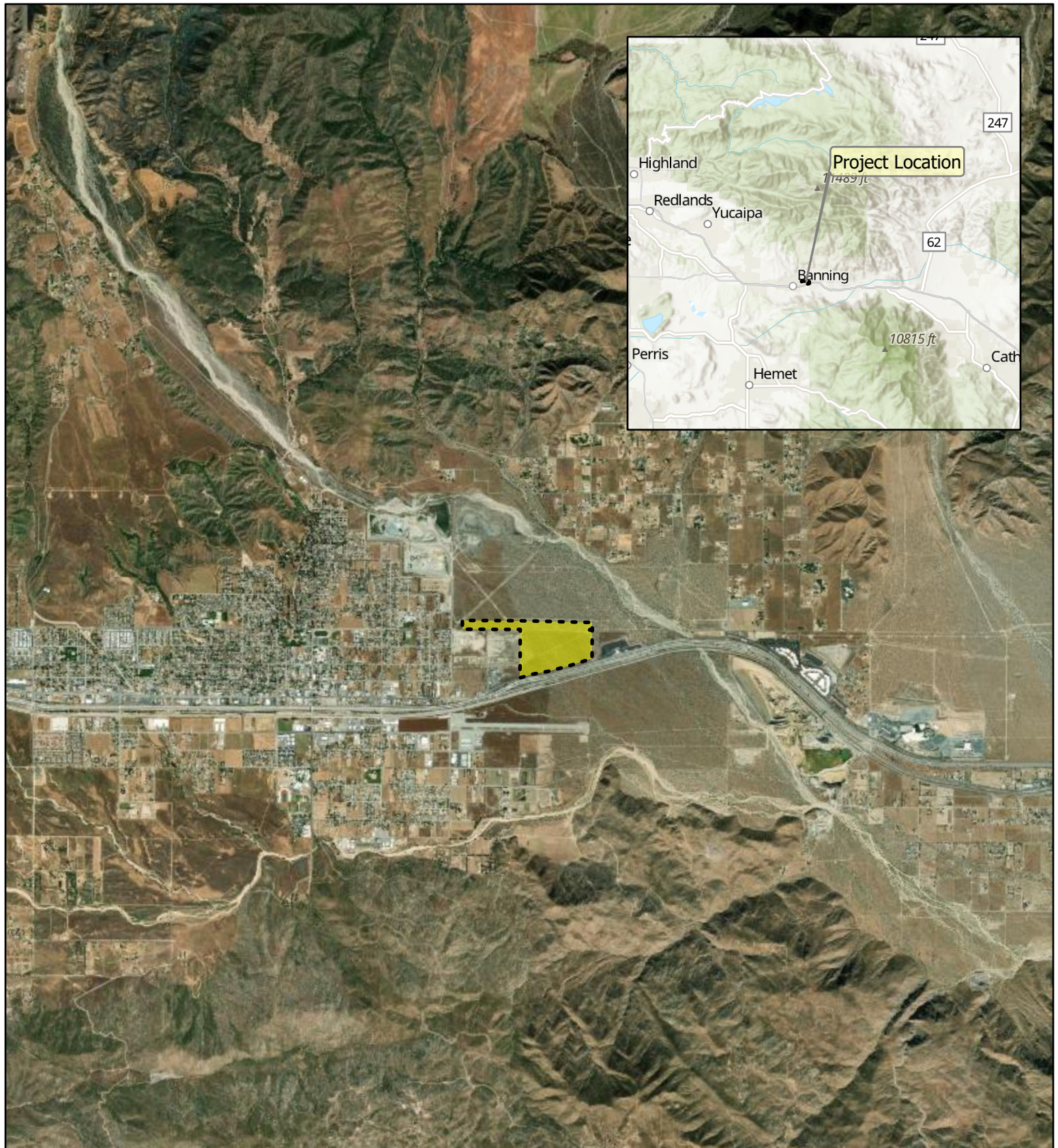
If you have any further questions, please contact me. I may be reached at kboydstun@cascinc.com or via phone at 951.216.9933.

Sincerely,



Kim Boydstun, Senior Biologist/Program Manager
CASC Engineering and Consulting

Attachments: Figures 1-6, Appendix A and B



CASC
Engineering and Consulting
www.cascinc.com



0 2,500 5,000 10,000

1" = 5000'

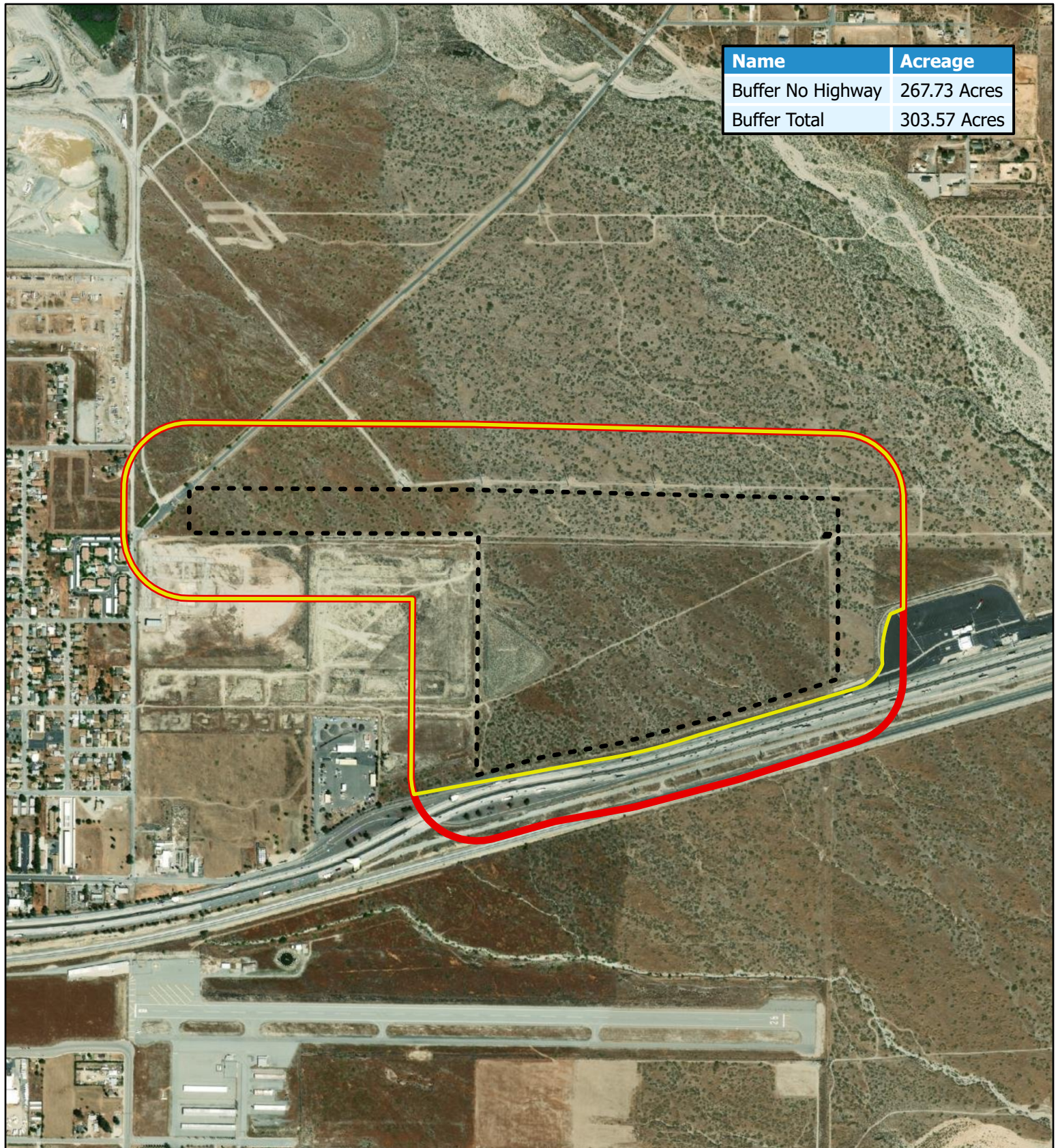
 Project Boundary

Figure 1: Regional Vicinity Map

Brookfield Development
Banning, Riverside County, CA

APN: 532-030-008; 009; 532-110-015

San Bernardino County, Earthstar Geographics, Esri, CGIAR, USGS, Loma Linda University, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS



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0 500 1,000 2,000
1" = 1000'




-  Project Boundary
-  Buffer 500ft
-  Buffer no Highway

Figure 2. Project Site with Buffer

Brookfield Development
Banning, Riverside County, CA

APN: 532-030-008; 009; 532-110-015

San Bernardino County, Maxar

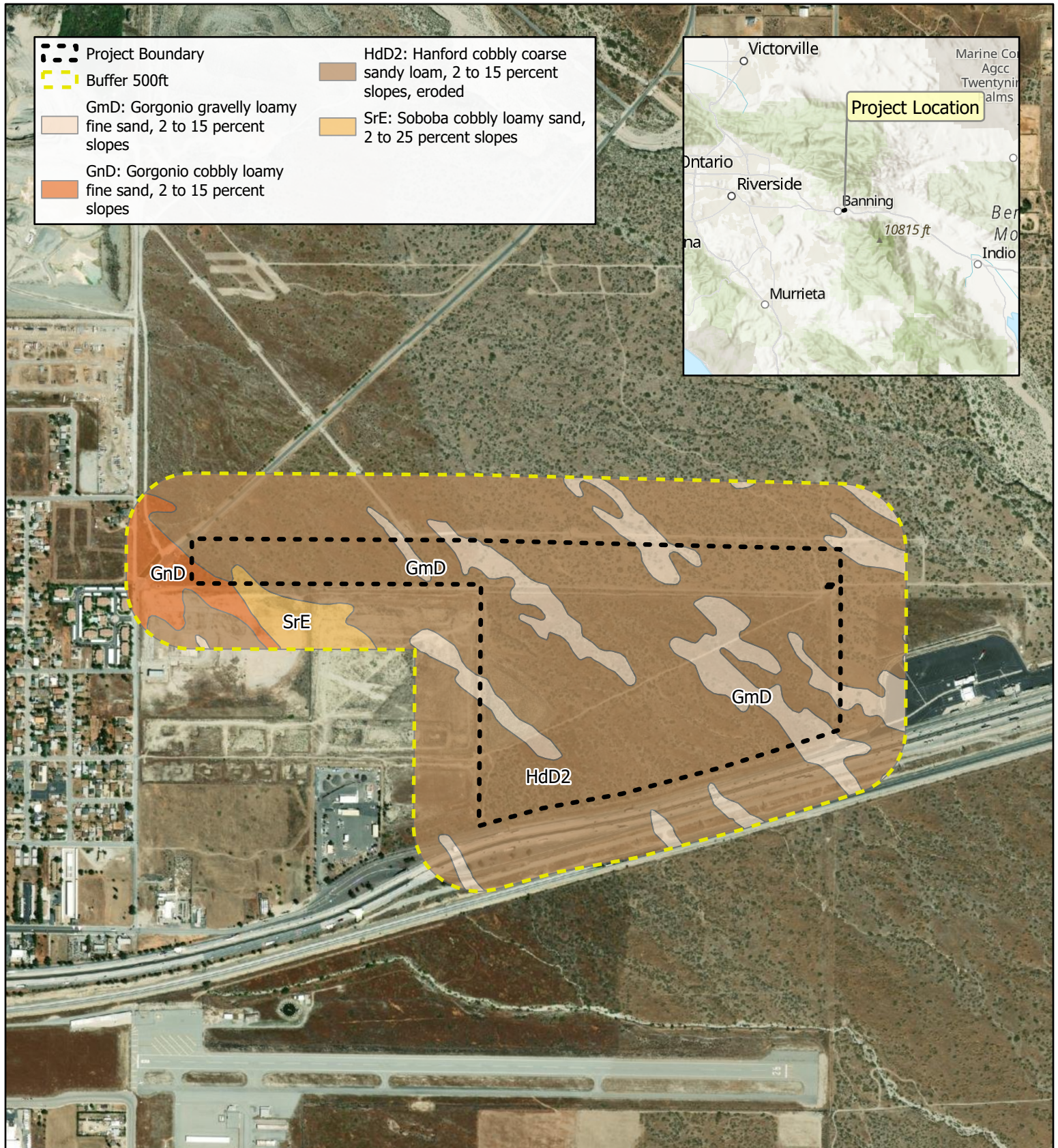
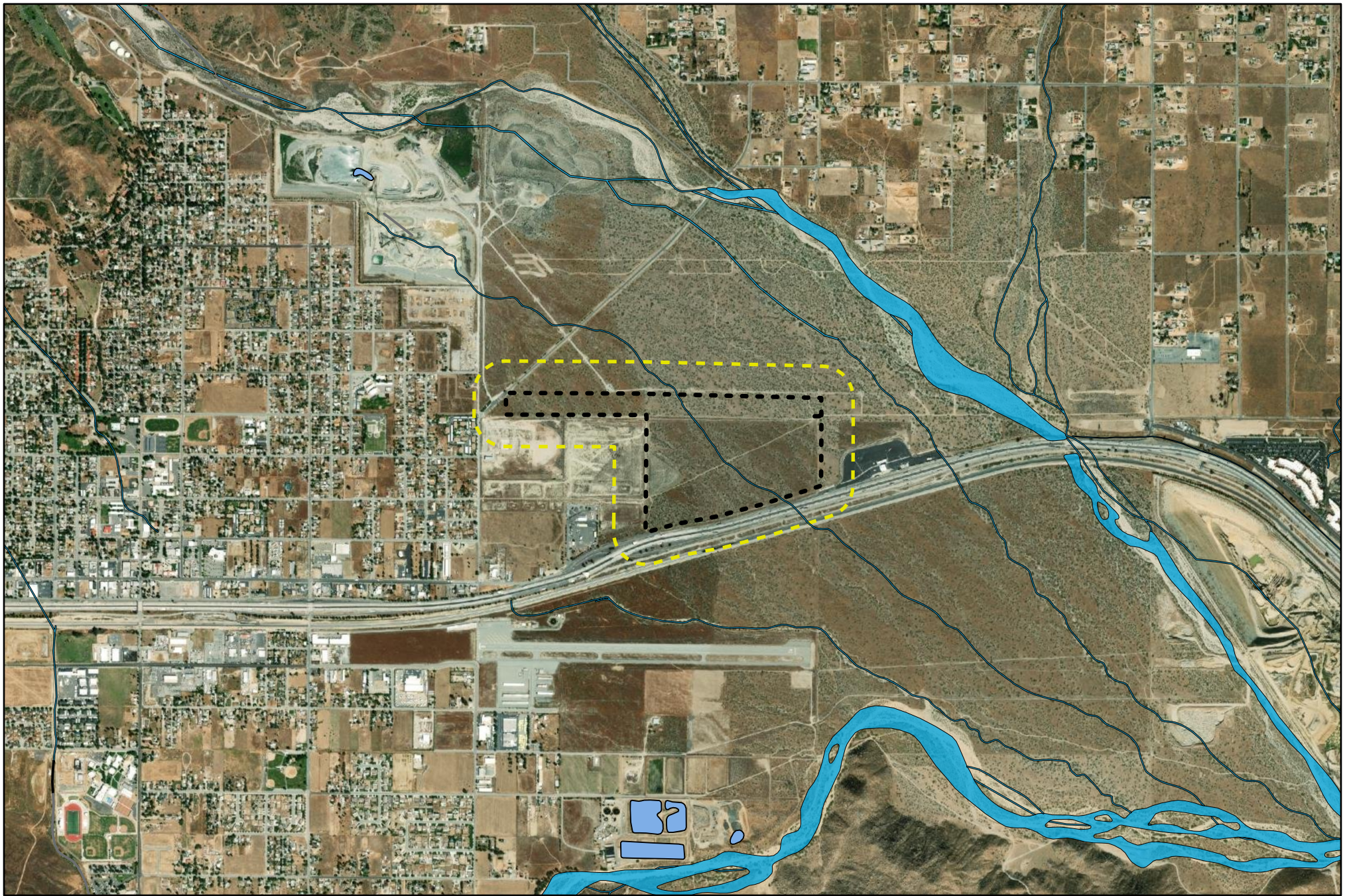


Figure 3. Soils
 Brookfield Development
 Banning, Riverside County, CA



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0 1,250 2,500 5,000

1" = 2000'

- Project Boundary
- Buffer 500ft
- Estuarine and Marine Deepwater

- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine

Figure 5. NWI

Brookfield Development
Banning, Riverside County, CA

APN: 532-030-008; 009; 532-110-015

San Bernardino County, Earthstar Geographics

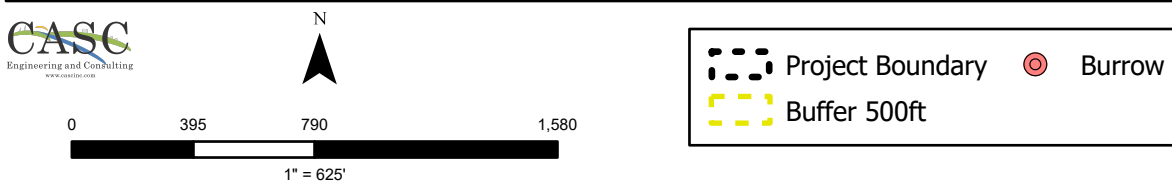


Figure 6. Collector Data

Brookfield Development
Banning, Riverside County, CA

APN: 532-030-008; 009; 532-110-015

San Bernardino County, Maxar

APPENDIX A

Plant Compendia

The following vascular plant species were observed by CASC at the Fields Property in Banning, Riverside County, California during March 2022.

*Indicates introduced nonnative species

SPECIES/SCIENTIFIC NAME	FAMILY/COMMON NAME
ANGIOSPERMAE	FLOWERING PLANTS
ASTERACEAE (COMPOSITAE)	SUNFLOWER FAMILY
<i>Artemisia dracunculus</i>	tarragon
<i>Cotula coronopifolia</i> *	brass buttons
<i>Encelia farinosa</i>	brittlebush
<i>Lepidospartum squamatum</i>	California broom sage
<i>Lasthenia</i> sp.	goldfields
<i>Malacothrix glabrata</i>	desert dandelion
<i>Stephanomeria</i> sp.	desert wire lettuce
ASPARAGACEAE	YUCCA FAMILY
<i>Yucca whipplei</i>	our Lord's candle
BORAGINACEAE	FORGET-ME-NOT FAMILY
<i>Amsinckia douglasiana</i>	Douglas' fiddleneck
<i>Cryptantha intermedia</i>	common cryptantha
<i>Pectocarya recurrata</i>	Pectocarya
<i>Phacelia minor</i>	Canterbury bells
<i>Phacelia cicutaria</i>	caterpillar phacelia
BRASSICACEAE	BORAGE FAMILY
<i>Hirschfeldia incana</i> *	shortpod mustard
<i>Lobularia maritima</i> *	sweet alyssum
<i>Sisymbrium irio</i> *	London rocket
CACTACEAE	CACTUS FAMILY
<i>Cylindropuntia</i> sp.	cholla
<i>Opuntia basilaris</i>	beavertail cactus

CAPRIFOLIACEAE

Sambucus mexicana

CURCUBITACEAE

Marah fabacea

EUPHORBIACEAE

Croton californicus

Euphorbia albomarginata

FABACEAE

Acmispon glaber

Lotus strigosus

Lupinus bicolor

Parkinsonia arculeata

Senegalia greggii

GERANIACEAE

*Erodium brachycarpum**

LAMIACEAE (LABIATAE)

Salvia apiana

Salvia columbariaea

LILIACEAE

Dichlosterma capitatum ssp. *capitatum*

NYCTAGINACEAE

Mirabilis laevis

ONAGRACEAE

Camissoniopsis bistorta

PLANTAGINACEAE

Plantago erecta

POACEAE

*Bromus diandrus**

*Bromus madritensis**

POLYGONACEAE

Eriogonum fasciculatum var. *polifolium*

Eriogonum fasciculatum

Eriogonum gracile

HONEYSUCKLE FAMILY

Mexican elderberry

CUCUMBER FAMILY

wild cucumber

SPURGE FAMILY

California croton

rattlesnake weed

LEGUME FAMILY

deerweed

hairy lotus

mini lupine

palo verde

catclaw acacia

GERANIUM FAMILY

long-beaked filaree

MINT FAMILY

white sage

chia

LILY FAMILY

bluedicks

FOUR O'CLOCK FAMILY

wishbone bush

EVENING PRIMROSE FAMILY

desert sun cups

PLANTAIN FAMILY

dotseed plantago

GRASS FAMILY

rip gut brome

foxtail brome

BUCKWHEAT FAMILY

interior California buckwheat

California buckwheat

slender buckwheat

PORTULACAEAE

Calandrinia menziesii

ROSACEAE

Adenostoma fasciculatum

RUBIACEAE

Galium sp.

PURSLANE FAMILY

red-maids

ROSE FAMILY

chamise

CATCHWEED FAMILY

bedstraw

MONOCOTYLEDONES

MONOCOTS

POACEAE

Schismus barbatus *

GRASS FAMILY

Mediterranean schismus

Floral compendia identified during surveys were recorded in terms of relative abundance and host habitat type. Floral taxonomy used in this report follows the *Jepson Manual* (Hickman 1993) and for sensitive species, the *California Native Plant Society Rare Plant Inventory*, 5th Edition (Pavlik and Skinner 1994). Additional common plant names are taken from Munz (1974) and Sawyer and Keeler-Wolf (2009)

APPENDIX B

Wildlife Compendia

The following is a list of wildlife species recorded by CASC at the Fields Property in Banning, Riverside County, California during March 2022. Presence may be noted if a species is seen or heard, or identified by the presence of tracks, scat, or other sign.

*Indicates introduced nonnative species

SPECIES/SCIENTIFIC NAME	COMMON NAME
INSECTS	REPTILES
HESPERIIDA	DUSKY WING
<i>Erynnis funeralis</i>	funereal duskywing
REPTILIA	REPTILES
IGUANIDAE	IGUANID LIZARDS
<i>Sceloporus occidentalis</i>	western fence lizard
AVES	BIRDS
ACCIPITRIDAE	KITES, HAWKS, AND EAGLES
<i>Cathartes aura</i>	turkey vulture
COLUMBIDAE	PIGEONS AND DOVES
<i>Zenaidura macroura</i>	mourning dove
ICTERIDAE	BLACKBIRDS
<i>Sturnella neglecta</i>	western meadowlark
CORVIDAE	CROWS AND RAVENS
<i>Aphelocoma californica</i>	scrub jay
<i>Corvus corax</i>	common raven
FRINGILLIDAE	FINCHES
<i>Carpodacus mexicanus</i>	house finch
<i>Melospiza crissalis</i>	California towhee
MIMIDAE	MOCKINGBIRDS
<i>Mimus polyglottus</i>	northern mockingbird
PASSERELLIDAE	OLD WORLD SPARROWS
<i>Zonotrichia leucophrys</i>	White-crowned sparrow

ODONTOPHORIDAE

Callipepla californica

OLD WORLD QUAILS

California quail

MAMMALIA

MAMMALS

BOVIDAE

Ovis aries

CATTLE AND SHEEP

sheep (sign)

LEPORIDAE

Sylvilagus auduboni

RABBITS AND HARES

Audubon's cottontail

SCIURIDAE

Otospermophilus beecheyi

GROUND SQUIRRELS

Beechey ground squirrel

CANIDAE

Canis latrans

DOGS, FOXES, AND ALLIES

coyote (scat and tracks)

Taxonomy and nomenclature follows Beher (1998) and Laudenslayer et.al. (1991. A checklist of the amphibians, reptiles, birds, and mammals of California. California Fish and Game 77:109-141.), Sibley (2000) and the American Ornithologists' Union (1998. The A.O.U. Checklist of North American Birds, 7th Ed. American Ornithologists' Union, Washington D.C.