

**Date:**

November 21, 2019

**Applicant:**

Banning Industrial, LP  
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Irvine, California 92614  
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**Project Name:**

Banning Distribution Center, WDID No. 7A333213001

**Receiving Water:**

Unnamed ephemeral washes (Drainage 1 through Drainage 4) and Smith Creek and ultimately tributary to San Gorgonio Wash.

**Location:**

The site is located immediately south of Interstate 10, north of Banning Airport, west of Morongo Tribal Lands, one-mile east of Hargrave Street. Site access from I-10, exit south on Hargrave St., turn east onto John Street. Access to the property currently requires coordination with City Public Works staff because of airport restrictions.

City or area: City of Banning, Riverside County, California

Longitude/ Latitude: 33.924413, -116.844711

Township/Range: Cabazon Quad, T3S, R1E, Sections 11 and 14

**Project Description:**

The Project proposes development of a 1-million square-foot building on approximately 63.9 acres. The building consists of 990,000 square feet of industrial/warehouse space and approximately 10,000 square feet of office space on the southwest and southeast corners of the proposed building. The warehouse building will feature 88 dock doors on the northern side of the building, 25 dock doors on the western side, and 96 dock doors on the southern side of the proposed building. The design is modern industrial and includes concrete tilt-up wall construction with metal cap and window glazing and roof parapets. The Project site will also provide a total of 174 automobile parking stalls; this includes 166 standard parking stalls, eight American Disabilities Act-compliant (ADA) handicapped parking stalls, and 321 truck and trailer parking stalls. The Project will include approximately 660,860 square feet of landscaping, which includes shade trees in the parking lots, trees along the property lines on all sides, and landscaped infiltration basins located in the south portion of the site.

The Project will result in permanent impacts to 0.23 acre of riparian/riverine and temporary impacts to 0.57 acre of riparian/riverine habitat. It is these areas that the HMMP will mitigate. This HMMP, therefore, addresses only a portion of the Project area, the Mitigation Areas (MAs), which are located at the eastern and western edges of the Project. Temporary impacts will be

fully restored to their pre-construction condition within these areas, and on-site and in-kind establishment

**Action:**

Pending

**Water Board Contact:**

Kai Dunn, Senior Water Resources Control Engineer  
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