



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND CONSIDERATION OF DESIGN REVIEW (DR) 19-7007 PROPOSING TO CONSTRUCT 54,131 SQUARE FEET OF INDUSTRIAL SHELL BUILDINGS ON A 3.2 GROSS ACRE PROJECT SITE, LOCATED AT THE NORTHEAST CORNER OF 8th STREET AND W. LINCOLN ST., IN THE CITY OF BANNING, CALIFORNIA (APN's 540-220-013)

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on **Wednesday, April 8, 2020 at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California**, to consider the proposed project. The project includes the redevelopment of a former recycling center through the construction of two industrial shell buildings. The larger of the two buildings is approximately 30,000 square feet and the second is 24,131 square feet, with both being located on a 3.2-acre site. **The project also includes ancillary development such as the public dedication of portions of 8th Street and W. Lincoln St., in accordance with the Banning Municipal Code (BMC) and are adjacent to the project site. The Design Review application also includes ancillary infrastructure items; such as, storm drain, sewer, and potable water facilities, as well as applicable dry utilities and landscaping that serves both an aesthetic and water quality function.** Information regarding the Mitigated Negative Declaration (MND) and Design Review (DR) can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. You may also go to the City of Banning website at <http://www.banningca.gov/>.

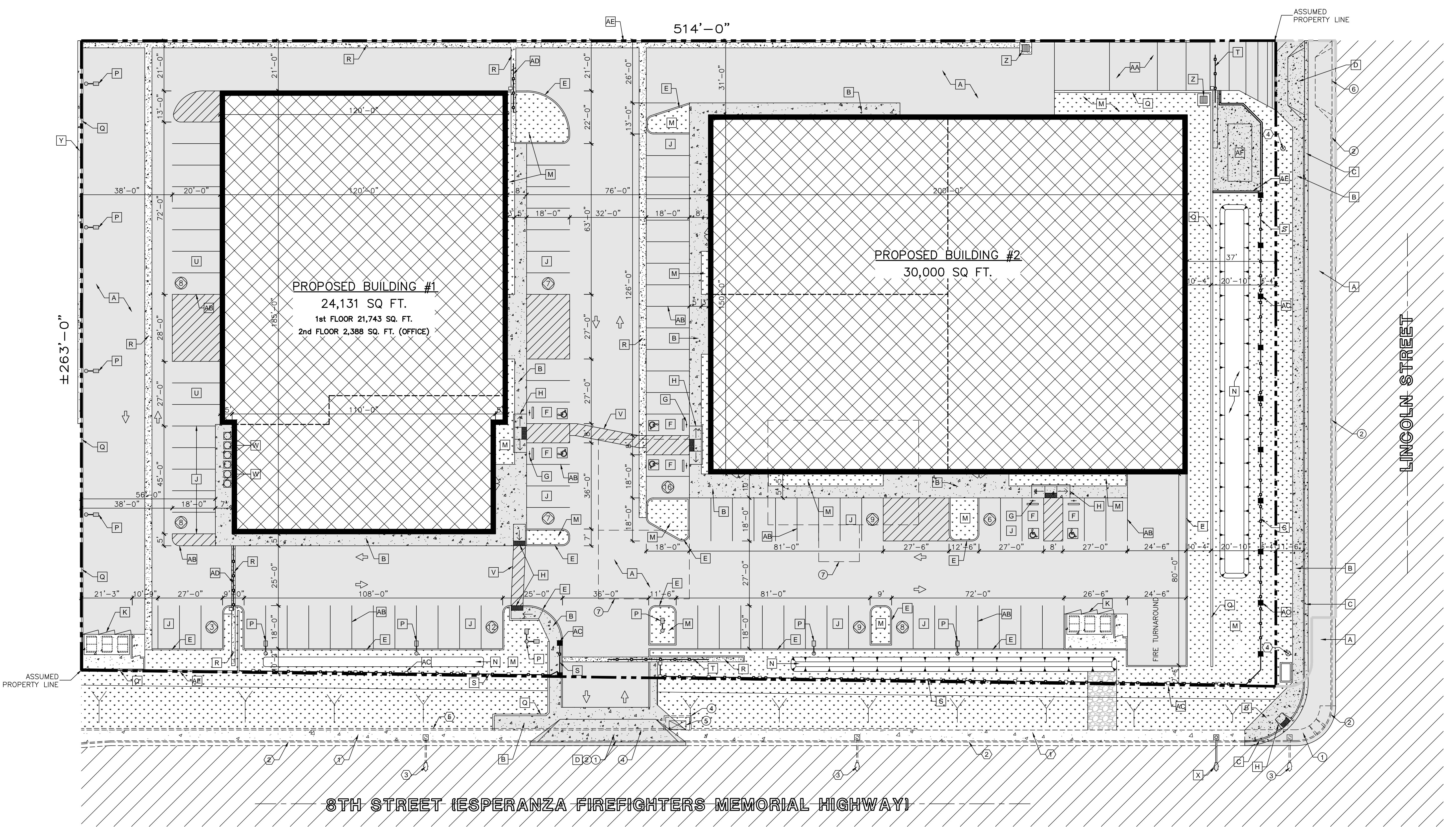
All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing, or to send their written comments to the **Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, P.O. Box 998, Banning, California, 92220**.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk at, or prior to, the time the Planning Commission makes its recommendation on the proposal; or, you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

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

Dated: March 17, 2020
Publish: March 20, 2020



SITE PLAN

SCALE: 1"=20'-0"

EXISTING KEYNOT

- 1 EXISTING SIDEWALK
- 2 EXISTING CURB & GUTTER
- 3 EXISTING LIGHT POLE
- 4 EXISTING METAL POWER POL
- 5 EXISTING RETAINING WALL

DEMO KEYNOTES

- ① EXISTING SIDEWALK TO BE DEMOLISH
- ② EXISTING CURB & GUTTER TO BE DEMOLISH
- ③ EXISTING LIGHT POLE TO BE RELOCATED
- ④ EXISTING RETAINING WALL TO BE DEMOLISH
- ⑤ EXISTING SECTOR BOX TO BE RELOCATED
- ⑥ EXISTING DRIVEWAY TO BE DEMOLISHED
- ⑦ EXISTING BUILDING TO BE DEMOLISHED

PROPERTY BOUNDARY NOTE:
THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN
ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN
SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING,
ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY
LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED
LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY

KEYNOTES:

- A PAVED AREA
- B CONCRETE SIDEWALK
- C CURB & GUTTER
- D CONCRETE DRIVEWAY (PER CITY/CALTRANS STAN
- E CONCRETE CURB
- F ADA PARKING STALL (PER CITY STANDARD)
- G ADA SIGN
- H ADA RAMP (PER CALTRANS STANDARD)
- J 9'X18' PARKING STALL
- K TRASH ENCLOSURE (SEE SHEET C2.1)
- M LANDSCAPE AREA
- N WQMP FILTRATION BASIN (SEE GRADING PLAN)
- P PARKING LIGHT POLE
- Q RETAINING WALL (SEE GRADING PLAN)
- R CONCRETE SWALE

HATCH LEGEND

- S WROUGHT IRON FENCE W/ SCREEN MESH BACKING (SEE SHEET C2.1)
- T SCREEN METAL GATE
- U 9'X20' PARKING STALL
- V STRIPED WALKING PATH
- W FLOOR MOUNTED A/C CONDENSING UNITS
- X LOCATION OF STREET LIGHT POLE
- Y 18" GUTTER (SEE GRADING PLAN)
- Z STORMWATER CATCH BASIN (SEE GRADING PLAN)
- AA PAVING SLOPES DOWN TO STREET ELEVATION (SEE GRADING PLAN)
- AB PARKING STRIPING
- AC 16"x16" BLOCK COLUMN @ 20' SPACING (SEE SHEET C2.1)
- AD SOLID METAL GATE (SEE SHEET C2.1)
- AE SOLID BLOCK WALL 8'-0" (SEE SHEET C2.1)
- AF HIGH VOLTAGE ELECTRICAL EQUIPMENT
- AG LOADING AREA

REVISION	DESCRIPTION			DATE
<p>HWY 243 INDUSTRIAL CENTER 200 S. 8TH STREET, BANNING, CA 92220</p> <p>DRAWN BY: GM/MC</p> <p>JOB No. 2018-91</p> <p>DRAWING No. C1.0 / -</p>				
SCALE: AS SHOWN	DATE: 07/24/2019	<p>SHEET CONTENTS:</p> <p>SITE PLAN</p>		
<p>FILENAME: G:\Drive G\DUGGINS\2018\2018-91 West Coast Elect</p>				