



# City of Banning

## Community Development Department

**NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF AN APPEAL BY THE PASS ACTION GROUP (PAG) FOR DESIGN REVIEW NO. 21-7008, A PROPOSED MIXED-USE INDUSTRIAL AND RETAIL DEVELOPMENT ON APPROXIMATELY 37-ACRES OF A 47-ACRE PARCELS, WITHIN THE SUN LAKES VILLAGE NORTH SPECIFIC PLAN, AS AMENDED. THE PROJECT INCLUDES A SHELL INDUSTRIAL BUILDING MEASURING 619,959 SQUARE FEET, WHICH INCLUDES 10,000 SQUARE FEET OF OFFICE SPACE. IN ADDITION, THE PROJECT PROPOSES SIX (6) RETAIL AND RESTAURANT BUILDINGS, TOTALING 34,000 SQUARE FEET. (APN: 419-140-057)**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning City Council, to be held Monday, January 31, 2022, at 5:00 p.m. (or as soon thereafter) in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California. The City Council will consider an Appeal by the Pass Action Group (PAG) for Design Review No. 21-7008, a proposed mixed-use industrial and retail development on approximately 37-acres of a 47-acre parcel within the Sun Lakes Village North Specific Plan, as amended (otherwise known as "The "Project"). The Project includes a shell industrial building measuring 619,959 square feet, which includes 10,000 square feet of office space. In addition, the Project proposes six (6) retail and restaurant buildings totaling 34,000 square feet. Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the Community Development Department has considered the potential environmental impacts of the Project. Community Development Department staff has also reviewed the Final Environmental Impact Report (FEIR) for the "Sun Lakes Village North Specific Plan Amendment No. 5" project, certified by the City Council on December 8, 2020 (Resolution 2020-141), and the Statement of Overriding Considerations, including the Mitigation, Monitoring, and Reporting Program (MMRP), adopted by the Council on the same day and included the impacts and mitigation measures identified therein. Based on the City's environmental review, the Community Development Department has determined that the Project, and the circumstances under which the Project is undertaken, do not involve substantial changes which will result in new significant environmental effects. Furthermore, the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts, associated with the "Sun Lakes Village North Specific Plan Amendment No. 5", and the Project are adequately addressed by the prior FEIR, the Statement of Overriding Considerations, and the MMRP. Therefore, in accordance with CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), a Notice of Determination (NOD) has been prepared for the Commission to consider in conjunction with the Project.

To observe and participate in the online video portion of the meeting, through your personal computer or device, follow this link:

<https://us02web.zoom.us/j/89947923650?pwd=VUZZRTlrMnFVOEY4V21kTWITLOVMUT09>

Meeting ID: 899 4792 3650  
Passcode: 495903  
Dial In: +16699009128

To observe the live meeting through your personal computer, but not participate with video or oral comments, you may use your computer or smart phone to enter the following or click on the link: <https://banninglive.viebit.com>

Information regarding the CEQA Determination, Design Review and Tentative Map, can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning website at <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing by accessing the videoconference or by sending their written comments by email to [cpatton@banningca.gov](mailto:cpatton@banningca.gov) or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, Banning, California, 92220.

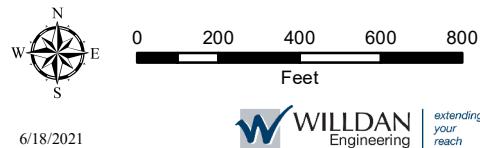
If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Deputy City Clerk or Planning Commission Secretary prior to, at, or during the time the Banning City Council makes its decision 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: January 18, 2022  
Publish: January 21, 2022

# CITY OF BANNING



**PROJECT NUMBERS: DR 21-7008, TPM 21-4001, ENV 21-1510**



## PROJECT VICINITY

**ADDRESS/APN:** NEC of Sun Lakes Blvd. and Sun Lakes Village Dr./419-140-057

## **ZONE: Sun Lakes North Specific Plan**

An aerial photograph showing a residential neighborhood. Several houses of various sizes and styles are scattered across the landscape, some with visible yards and trees. A paved road runs through the area, and a few larger, open fields are visible in the background. The overall scene is a mix of urban and rural residential development.

An aerial photograph showing a multi-lane bridge crossing over a river or canal. The surrounding area is a mix of green spaces and urban development, with buildings and roads visible. The image is slightly faded, giving it a historical appearance.

## ■ ■ ■ I Banning City Boundary

**PROJECT LOCATION**

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community