



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 PARCEL, 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 Tuesday, May 28, 2024, 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) of the Planning Commission's approval of Design Review No. 21-7008, on December 1, 2021 (Planning Commission Resolution No. 2021-16), 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 and the Planning Commission concurred with the recommendation of staff in its review of the entirety of the public record. 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 Planning Commission has also 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, Statement of Overriding Considerations, and MMRP. Therefore, in accordance with CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15164 (Addendum), an Addendum to the FEIR was prepared for the Project.

To observe the live meeting through your personal computer or smart phone enter the following link: <https://banninglive.viebit.com> or view on the Banning Government Channel on Cable Television

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=>

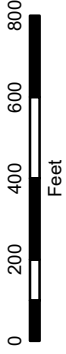
All parties interested in speaking either in support of or in opposition to this item are invited to attend the public hearing or by sending their written comments by email to scalderon@banningca.gov or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, Banning, CA 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 Administrative 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: May 14, 2024
Publish: May 17, 2024



PROJECT VICINITY

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

ZONE: Sun Lakes North Specific Plan

