



# City of Banning

## Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)(EA 23-1506) FOR CONSIDERATION OF GENERAL PLAN AMENDMENT 23-2502, ZONE CHANGE 23-3502, TENTATIVE PARCEL MAP 23-4002, AND DESIGN REVIEW 23-7008, A PROPOSAL TO ALLOW FOR THE NEW CONSTRUCTION AND OPERATION OF A STEEL DISTRIBUTION FACILITY WITH A 42,510 SQUARE-FOOT WAREHOUSE BUILDING OF WHICH 3,434 SQUARE FEET IS DESIGNATED FOR OFFICE SPACE ON 14.92 GROSS ACRES OF LAND LOCATED ON THE NORTH SIDE OF WEST LINCOLN STREET BETWEEN SOUTH 8TH STREET AND SOUTH 16TH STREET (APN Nos. 540-180-020, 540-180-022 and 540-180-026).

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, June 25, 2024, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider an Initial Study/Mitigated Negative Declaration for General Plan Amendment 23-2502, Zone Change 23-3502, Tentative Parcel Map 23-4002, and Design Review 23-7008 to allow for the construction and operation of a steel distribution facility with a 42,510 square-foot warehouse building of which 3,434 square feet is designated for office space on 14.92 gross acres of land located on the north side of Lincoln Street between South 8th street and South 16th Street (APN Nos. 540-180-020, 540-180-022 and 540-180-026). The Community Development Department has determined, on the basis of the Initial Study, that the project will not have a significant effect on the environment with implementation of recommended mitigation measures. In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the Project site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

An Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project was made available for public review and comment for a 30-day public review and comment period prior to the public hearing beginning FRIDAY, APRIL 26, 2024, and concluding MONDAY, MAY 27, 2024.

**PLANNING COMMISSION ACTION:** At a duly noticed public hearing held on May 29, 2024, the Planning Commission of the City of Banning adopted Resolution 2024-13, recommending that the City Council approve the Mitigated Negative Declaration, General Plan Amendment, Zone Change, Tentative Parcel Map, Design Review and parking reduction for the proposed Project.

Information regarding the Initial Study/Mitigated Negative Declaration can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the following link:  
<https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

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> or on the Banning Government Channel on Cable Television.

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 the Administrative City Clerk at [cityclerks@banningca.gov](mailto:cityclerks@banningca.gov) or by mail to the City Clerk at City of Banning at PO Box 998, 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 prior to, at, or during the time the City Council 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).

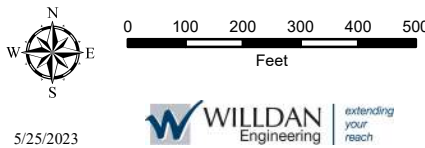
BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA.

/s/ Emery J. Papp, Senior Planner  
Dated: June 11, 2024  
Publish: June 14, 2024



CITY OF BANNING

PROJECT NUMBERS: DR 23-7008, ENV 23-1506, GPA 23-2502, ZC 23-3502 and TPM 23-4002 (TPM 38659)



PROJECT VICINITY

ADDRESSES/APN's: 1219 and 1431 W. Lincoln Street/540-180-020, 540-180-022, 540-180-026  
ZONES: Industrial (I) and General Commercial (GC)

