



# City of Banning

## Community Development Department

**NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF TENTATIVE PARCEL MAP NO. 38164 AND AN APPEAL BY THE PASS ACTION GROUP (PAG) OF THE PLANNING COMMISSION'S APPROVAL OF DESIGN REVIEW NO. 21-7008, BOTH FOR THE BANNING POINT PROJECT 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, July 9, 2024, at 5:00 p.m. (or as soon thereafter) in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California. On May 6, 2024, a Riverside County Superior Court issued a Writ of Mandate in Pass Action Group v. City of Banning, *et al.*, (1) ordering the City within 90 days to set aside and vacate all prior approvals of the Banning Point Project in which former City of Banning Councilmember Hamlin participated, including City Council Resolution 2022-14, Tentative Parcel Map No. 38164, Design Review 21-7008, and the Addendum and related CEQA findings for the Banning Point Project, and (2) instructing the City that any future hearing reconsidering approval of the Banning Point Project must be conducted without the participation of former Councilmember Hamlin. In accordance with the Writ, the City Council will consider (without the participation of former Councilmember Hamlin) (1) an application for approval of Tentative Parcel Map No. 38164, allowing the subdivision of approximately forty-seven (47) gross acres of vacant land into three (3) parcels, and (2) an appeal by the Pass Action Group (PAG) of the Planning Commission's approval of Design Review No. 21-7008, on December 1, 2021 (by adoption of Planning Commission Resolution No. 2021-16 by a 3-2-0 vote), together permitting the construction of 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 (collectively, the "Project"). The Project includes a shell industrial building measuring approximately 619,959 square feet, which includes approximately 10,000 square feet of office space. In addition, the Project proposes six (6) retail and restaurant buildings totaling approximately 34,000 square feet.

The Project has been reviewed in connection with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Community Development Department staff have reviewed the Final Program 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 (by adoption of Resolution 2020-141), and the Statement of Overriding Considerations, including the Mitigation, Monitoring, and Reporting Program (MMRP), adopted by the City Council on the same day, to determine if the Project is within the scope of what was analyzed in that FEIR, which is now beyond challenge. Based on this review, an addendum/consistency checklist, entitled "Banning Point Addendum / Consistency Checklist to the Sun Lakes Village North Specific Plan Amendment No. 5 Environmental Impact Report" (updated version dated February 10, 2022) ("Addendum") has been prepared pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, 15164, and 15168(c). The Addendum evaluated the Project's potential environmental effects in light of those effects previously disclosed in the FEIR to determine whether any of the conditions described in CEQA Guidelines Section 15162 calling for subsequent CEQA review have occurred. Community Development Department staff have determined that no further environmental review is required, including pursuant to Public Resources Code Section 21166, or CEQA Guidelines Sections 15162 or 15163, because (i) the Project will not have new or substantially more severe impacts than what was disclosed in the FEIR; (ii) all applicable mitigation measures

in the FEIR remain applicable to the Project and are imposed on the Project as a condition of approval; and (iii) the Project will not require any new mitigation measures, all as documented in the Addendum.

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 Tentative Parcel Map No. 38164, Design Review No. 21-7008, and the CEQA Determination (Addendum) 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 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, or personally deliver to: 99 E. Ramsey Street, Banning, CA 92220.

If you challenge any decision regarding the above Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Administrative City Clerk of the City of Banning at, or prior to, the public hearing (Cal. Gov. Code, § 65009(b)(3)).

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

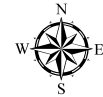
/s/ Emery J. Papp, Senior Planner

Dated: June 11, 2024

Publish: June 28, 2024



# CITY OF BANNING



0 200 400 600 800  
Feet

6/18/2021

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## 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



**PROJECT  
LOCATION**

CITY OF BEAUMONT

■■■■ Banning City Boundary