



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING REGARDING GENERAL PLAN AMENDMENT NO. 22-2502 AND ZONE CHANGE NO. 22-3502 TO TRANSFER NO LESS THAN 1,146 RESIDENTIAL UNITS FROM THE SUNSET CROSSROADS SPECIFIC PLAN AREA (ASSESSOR'S PARCEL NUMBERS (APNS): 537-110-003 THROUGH -005, AND 537-110-011 THROUGH -014) TO APPROXIMATELY 49.2 ACRES OF REAL PROPERTY OWNED BY MOUNT SAN JACINTO COMMUNITY COLLEGE DISTRICT AND LOCATED AT THE SOUTHEAST CORNER OF WESTWARD AND SUNSET AVENUES (APNS: 537-140-004, 537-140-006 THROUGH -012, 537-150-001, 537-150-003 AND -004, 537-150-008, AND 537-140-001 THROUGH -003). THE PLANNING COMMISSION WILL CONSIDER WHETHER TO RECOMMEND THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 22-2502 AND ZONE CHANGE NO. 22-3502 AND CERTIFY FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021020011) AND ADOPT FINDINGS, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Tuesday, October 29, 2024, at 5:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the proposed General Plan Amendment and Zone Change, and make recommendations regarding the Project to the City Council. The Project site includes APNs: 537-110-003 through -005, and 537-110-011 through -014 located within the Sunset Crossroads Specific Plan Area and approximately 49.2 acres of real property owned by Mount San Jacinto Community College District located at the southeast corner of westward and sunset avenues (APNs: 537-140-004, 537-140-006 through -012, 537-150-001, 537-150-003 and -004, 537-150-008, and 537-140-001 through -003). General Plan Amendment No. 22-2502 and Zone Change No. 22-3502 would transfer residential density sufficient for development of no less than 1,146 residential units from the Specific Plan Area to the property owned by the District in accordance with State law requirements.

RELATED PROJECT. The Planning Commission's public hearing on General Plan Amendment No. 22-2502 and Zone Change No. 22-3502 may be held concurrently with a separately noticed public hearing on the related Sunset Crossroads Project (inclusive of Specific Plan No. 20-2002, General Plan Amendment No. 20-2501, Zone Change 20-3502, Tentative Parcel Map No. 38118, and a Development Agreement between the City and NP Banning Industrial LLC).

General Plan Amendment No. 22-2502 and Zone Change No. 22-3502 have been reviewed in accordance with the California Environmental Quality Act (CEQA) and a programmatic level analysis of potential environmental impacts of General Plan Amendment No. 22-2502 and Zone Change No. 22-3502 is included in the Sunset Crossroads Specific Plan EIR (SCH No. 2021020011) for which Findings of Fact and a Statement of Overriding Consideration (SOOC) Findings in support of the SOOC, and a Mitigation Monitoring and Reporting Program for the Project have also been prepared for the Planning Commission's consideration.

A Notice of Availability to review the draft Environmental Impact Report for the Sunset Crossroads Specific Plan EIR (SCH No. 2021020011) was published in December 2023, with the 45-day public review and comment period for the Project beginning on December 15, 2023, and ending on January 30, 2024, and a Final Environmental Impact Report was prepared.

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 Project and the Final EIR 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 persons interested in speaking either in support of or in opposition to this item, are invited to attend the hearing or by sending their written comments by email to scalderson@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 Planning Commission Recording Secretary prior to, at, or during 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.

Emery J. Papp
Planning Manager

Dated: October 14, 2024
Publish: October 18, 2024



PROJECT NUMBER: GPA 22-2502, ZC 22-3502

VICINITY MAP

APN: 537-140-004, 537-140-006 THROUGH -012, 537-150-001, 537-150-003
AND -004, 537-150-008, AND 537-140-001 THROUGH -003

ZONE: Public Facilities - School



0 250 500 750 1,000
Feet

**PROJECT
LOCATION**

Unincorporated
Riverside County

County of San Bernardino, Maxar, Esri Community Maps Contributors, Loma Linda University, UC
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