



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING REGARDING THE SUNSET CROSSROADS SPECIFIC PLAN TO ALLOW FOR THE DEVELOPMENT OF INDUSTRIAL AND COMMERCIAL USES ON A 533.8-ACRE PROJECT SITE LOCATED SOUTH OF I-10 AND THE UNION PACIFIC RAILROAD, AND WEST OF SUNSET AVENUE (ASSESSOR'S PARCEL NUMBERS (APNS): 537-110-003 THROUGH -005, 537-110-011 THROUGH -014, 537-120-013, 537-120-025, AND 537-120-028 THROUGH -036). THE SOUTHERLY 253.7 ACRES IS LOCATED WITHIN THE CITY'S SPHERE OF INFLUENCE IN UNINCORPORATED RIVERSIDE COUNTY. THE PLANNING COMMISSION WILL CONSIDER WHETHER TO RECOMMEND THAT THE CITY COUNCIL APPROVE SUNSET CROSSROADS 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.; 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 Sunset Crossroads Specific Plan Project and make recommendations regarding the Project to the City Council. The Project site is located south of I-10 and the Union Pacific Railroad, and west of Sunset Avenue. The northerly 280.1 acres of the site is located in the City, while the southerly 253.7 acres is located within the City's Sphere of Influence (SOI) area in unincorporated Riverside County; therefore, the Project envisions pre-zoning of the southerly portion of the Project site and annexation of this area into the City. The Project site encompasses the following Assessor's Parcel Numbers (APNs): 537-110-003 through -005, 537-110-011 through -014, 537-120-013, 537-120-025, and 537-120-028 through -036.

Sunset Crossroads Specific Plan No. 20-2002 proposes the development of industrial and commercial uses on a 533.8-acre site through adoption of the Sunset Crossroads Specific Plan, including up to 268,400 square feet of medical office, professional office, education, recreation, and commercial uses, a travel center with refueling uses, and a 125-room hotel (approximately 90,000 sf) on 47.9-acres; and up to 5,545,000 square feet of industrial uses (including up to 330,000 square feet of cold storage uses) on 392.0 acres. The Specific Plan text identifies the permitted land uses; development standards, design guidelines; and implementation provisions. General Plan Amendment and Zone Change No. 20-2504 would amend the land use designations on-site to General Commercial (GC), Industrial (I), Open Space – Parks (OS-P), and Open Space – Resources (OS-R). With adoption of the project, approximately 65.6 acres of the Project site would be zoned Open Space - Resources (OS-R) and/or Open Space – Parks (OS-P) use, including a five-acre passive park. The related Development Agreement would grant the Project vested development rights in exchange for public benefits as specified in the agreement. Tentative Parcel Map No. 38118 would subdivide the Project site into thirty-four parcels and five lettered lots ranging in size from 1.0 acre to 78.7 acres in size, creating 19 Planning Areas.

RELATED PROJECT. The Planning Commission's public hearing on the 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) may be held concurrently with a separately noticed public hearing on the related General Plan Amendment No. 22-2502 and Zone Change No. 22-3502.

The Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and an Environmental Impact Report has been prepared for the project, together with 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, to be considered by the Planning Commission.

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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.

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=>

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.

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 scalderon@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: Sunset Crossroads Specific Plan VICINITY MAP



0 250 500 750 1,000
Feet

APN: 537-110-003, 537-110-004, 537-110-005, 537-110-011, 537-110-0012, 537-110-013,
537-110-110-014, 537-120-013, 537-120-025, 537-120-028, 537-120-029, 537-120-030,
537-120-031, 537-120-032, 537-120-033, 537-120-034, 537-120-035, 537-120-036

ZONE: Specific Plan (SP)

**PROJECT
LOCATION**

