



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING REGARDING APPLICATIONS BY SANSONE GROUP FOR THE BANNING COMMERCE CENTER PROJECT, INCLUDING DESIGN REVIEW, CASE NO. DR 21-7017, AND A DEVELOPMENT AGREEMENT TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 1,320,284-SQUARE FOOT (SF) INDUSTRIAL WAREHOUSE BUILDING ON APPROXIMATELY 131.28 ACRES OF LAND. THE PROJECT SITE IS LOCATED NORTH OF I-10 FREEWAY/EAST RAMSEY STREET, EAST OF N. HATHAWAY STREET, AND BISECTED BY WILSON STREET ON ASSESSOR'S PARCEL NUMBERS (APNS) 532-030-008, 532-030-009, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, 532-110-015. THE PLANNING COMMISSION WILL CONSIDER WHETHER TO RECOMMEND THAT THE CITY COUNCIL APPROVE CASE DR 21-7017 AND A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND SANSONE GROUP; CERTIFY FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2022090102); 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 a Special Meeting of the City of Banning Planning Commission, to be held on Monday, November 18, 2024, at 5:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the subject applications and make recommendations to the City Council.

The Applicant, Sansone Group, seeks approval of a Design Review Application, Case No. DR 21-7017, for the Banning Commerce Center Project (Project), a proposed development of an approximately 1,320,284-square foot industrial warehouse building that includes up to 39,600 SF of office space and up to 1,312,284 SF of warehouse area on approximately 131.28 acres of vacant land located on the Project Site (description above). The Project would include loading docks, trailer parking stalls, passenger vehicle parking stalls, drive aisles, landscaping, and stormwater detention. The Applicant also seeks approval of a Development Agreement with the City to establish terms and obligations for both parties related to DR 21-7017 and infrastructure on- and off-site.

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), including Findings in support of the SOOC, and a Mitigation Monitoring and Reporting Program for the Project, to be considered by the Planning Commission.

A Notice of Availability to review the draft Environmental Impact Report for the Banning Commerce Center EIR (SCH No. 2022090102) was published in June 2024, with the 45-day public review and comment period for the Project beginning on June 17, 2024, and ending on August 2, 2024, and a Final Environmental Impact Report was prepared.

Information regarding the Project and related CEQA documents 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://engagebanning.civilspace.io/en/projects/banning-commerce-center>

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 scalderson@banningca.gov or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, Banning, California, 92220.

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3100

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.

David Newell, AICP
Community Development Director

Dated: November 4, 2024
Publish: November 8, 2024



0 250 500 750 1,000
Feet

VICINITY MAP

PROJECT NUMBER: DR 21-7017

APN: 532-030-008,532-030-009,532-080-008,
532-080-010,532-090-026, 532-090-028,
532-090-030,532-110-015

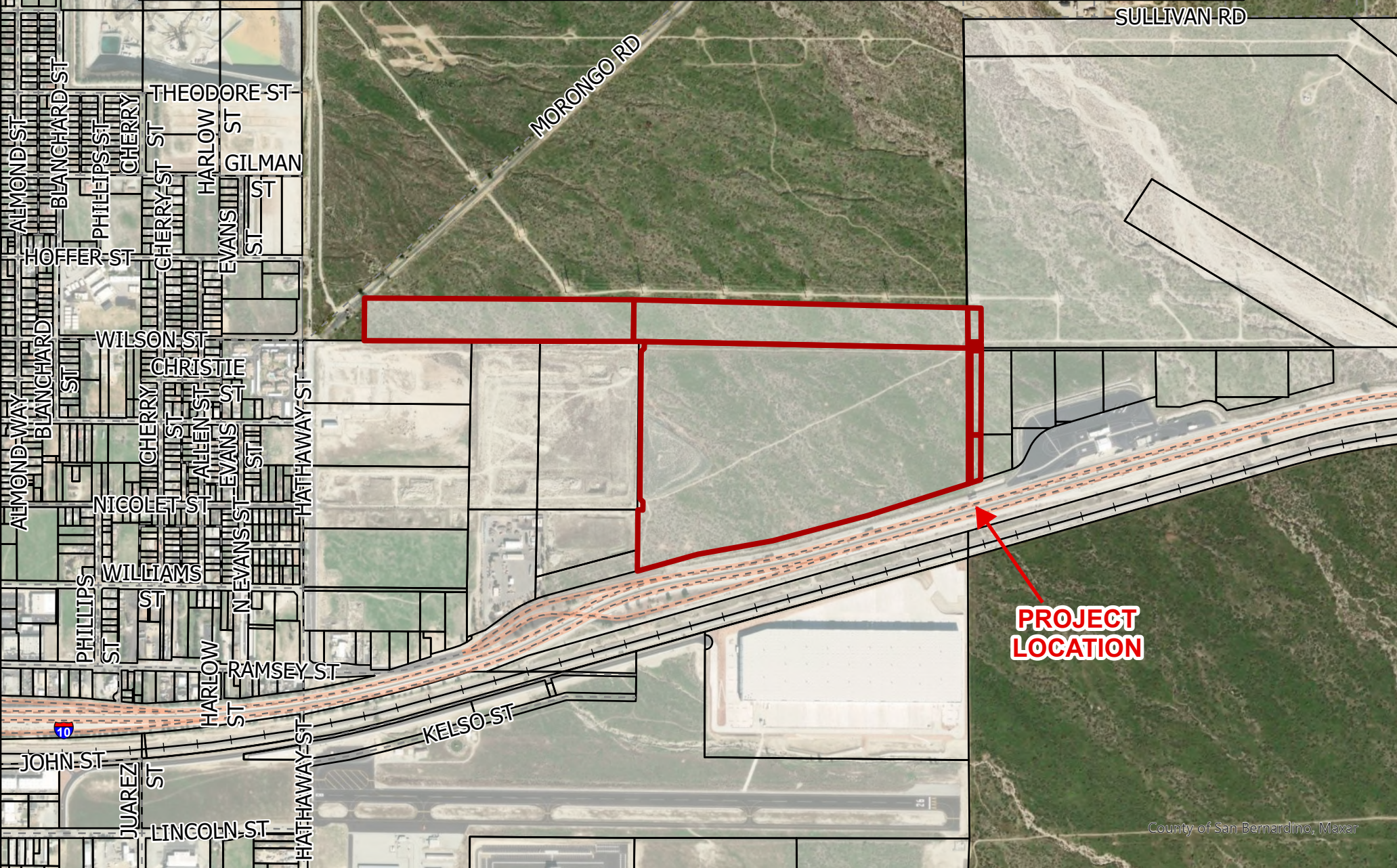
ZONE: Business Park (BP)



SANTIAGO RD

SULLIVAN RD

MORONGO RD



**PROJECT
LOCATION**