



# City of Banning

## Community Development Department

### NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL

Design Review, Case PLN 21-7017/Tentative Parcel Map, Case TPM 38576/Development Agreement  
Banning Commerce Center Project by Sansone Group  
Project Site: 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, Banning, CA 92220

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Banning, California, will hold a public hearing at its meeting of July 8, 2025. The City Council meeting begins at 5:00 p.m., in the Council Chambers at City Hall, 99 East Ramsey Street, Banning, CA 92220. 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.

The purpose of this hearing is to consider entitlement applications by Sansone Group (Applicant) for the Banning Commerce Center Project (Project). Specifically, the Applicant seeks approval of a Design Review application, Case PLN 21-7017, for a proposed development of an approximately 1,320,284-square foot industrial warehouse building (including office space within) on approximately 131.28 acres of vacant land located within the eastern portion of the City of Banning that is north of the I-10 freeway and east of Hargrave St. on the Project Site specified 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 Tentative Parcel Map, Case TPM 38576, for the subdivision of the 131.28-acre Project Site into three numbered lots for the Project and related improvements and four lettered lots for rights-of-way and public utility purposes. The Applicant, Sansone Group/JDNJ Enterprises, LLC, also seeks approval of a Development Agreement with the City to establish terms and obligations for both parties related to PLN 21-7017, TPM 38576 and infrastructure on- and off-site.

On March 5, 2025, the Planning Commission reviewed the subject project and voted 3 to 2 to recommend City Council approval of the subject applications. On May 13, 2025 and May 27, 2025, the City Council held public hearings on the Project applications. At its meeting of May 27, 2025, the Council voted 5-0 to approve the Project applications by (1) adopting Resolution 2025-59 to approve the Project Design Review application Case PLN 21-7017 and Tentative Parcel Map application TPM 38576, (2) adopting Resolution 2025-60 to certify the Project EIR (SCH No. 2022090102), adopt findings and statement of overriding considerations, and mitigation monitoring and reporting program in accordance with the California Environmental Quality Act (CEQA); and (3) introducing by title only Ordinance 1609 to approve the Development Agreement for the Project.

On June 11, 2025, the City received a request from the Center for Biological Diversity to re-notice the City's decision. In response, on July 8, 2025, the City Council will consider rescinding its previous decisions described above and conduct a new public hearing on the subject applications.

**ENVIRONMENTAL DETERMINATION:** The Project has been reviewed in accordance with the 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 reconsidered by the City Council.

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.

**REVIEW OF PROJECT INFORMATION:** The proposed application, site plan, and related documents are available for public review by contacting the Community Development Department during normal business hours (Monday – Friday, 8:00am to 5:00pm) by telephone at (951) 922-3125. Additional project information is also available on the City's website by visiting the following link:

<https://engagebanning.civilspace.io/en/projects/banning-commerce-center>

**COMMENT ON THIS APPLICATION:** Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing:

- You may provide oral comments at the in-person hearing. Agendas are available at least 72 hours in advance of the meeting online: [https://banningca.granicus.com/ViewPublisher.php?view\\_id=1](https://banningca.granicus.com/ViewPublisher.php?view_id=1)
- Written comments may be submitted to the City Council by email at [CityClerks@banningca.gov](mailto:CityClerks@banningca.gov) or letter to the address below. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the City Council as soon as practicable and retained for the official record.

City Clerk's Office  
PO Box 998  
99 E. Ramsey St  
Banning, CA 92220

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing (Government Code Section 65009[b][2]).

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Banning y puede hablar con Sandra Calderon, teléfono (951) 922-3125.

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

David A. Newell, AICP

Community Development Director

Dated: June 20, 2025

Publish: June 27, 2025

**CITY OF BANNING  
SUMMARY OF ORDINANCE NO. 1611**

**AN ORDINANCE OF THE CITY OF BANNING, CALIFORNIA, APPROVING A  
DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BANNING AND JDNJ  
ENTERPRISES, LLC, A MISSOURI LIMITED LIABILITY CORPORATION**

This is a summary of the above-entitled Ordinance No. 1611 of the City of Banning. Ordinance No. 1611 approves a Development Agreement between the City of Banning and JDNJ Enterprises, LLC ("Developer"), a Missouri limited liability company, for the development of the Banning Commerce Center. The Project consists of an approximately 1,320,284 square-foot industrial tilt-up industrial building, including 39,600 square feet of office space and 1,280,400 square feet of warehousing on approximately 131.33 acres located within the City of Banning. The Agreement covers property designated by Assessor's Parcel Numbers 532-030-008, 532-030-009, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, and 532-110-015.

The Development Agreement establishes that Developer is not an Agent of the City. The initial term of this Development Agreement is for 15 years and shall automatically extend for an additional 5 years if the Developer has provided City with the initial Transportation Public Benefit Fee of \$2,500,000.

The Development Agreement benefits the community accordingly:

(i) **Transportation Public Benefit Fee:** \$9,000,000 total; \$2,500,000 payable within one year and \$6,500,000 (adjusted by CPI) due before issuance of the first building permit.

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- (ii) **Electrical Facilities Fee:** \$357,000 per megavolt-amperes of requested electrical load to fund new or expanded electric infrastructure.
- (iii) **Electrical Substation Land Dedication:** A lot (Parcel "C") reserved for possible City construction of a new electrical substation.
- (iv) **Hathaway Street Improvements:** Street, sidewalk, and bike lane enhancements and traffic mitigation at key intersections.
- (v) **Local Hiring Initiative:** At least one job fair to promote employment of Banning residents.
- (vi) **Sanitary Lift Station:** Developer will construct a sanitary lift station on Parcel "D" with credit for wastewater for Police Facilities, Fire Facilities, Parkland and Park Facilities, General City Facilities, Transportation Facilities, Wastewater Facilities, and Water Facilities.
- (vii) **Community Facilities District Formation:** Developer shall form a community facilities district which will encompass the project site for purposes of financing City services and ongoing maintenance of public improvements provided by City.

This summary has been prepared and published in accordance with Government Code Section 36933. Notice is hereby given that a certified copy of the full text of Ordinance No. 1611 is available for public review upon request in the City Clerk's Office, located at 99 E. Ramsey Street, Banning, California 92220 during regular business hours (Monday through Friday 8 a.m. to 5 p.m.), or via email at [CityClerks@banningca.gov](mailto:CityClerks@banningca.gov).

Submitted by:

/s/ Caroline Patton, Administrative City Clerk  
City of Banning, California

**Dated:** **June 20, 2025**

**Publish Date:** **June 27, 2025**

# BANNING

CALIFORNIA



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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

