



# City of Banning

## Community Development Department

### NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

DESIGN REVIEW – PDR25-007  
7091 Bluff Street, Banning, CA 92220 – APN 531-310-004

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Banning, California, will hold a public hearing at its meeting of October 8, 2025. The Planning Commission meeting begins at 5:30 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 Design Review PDR252-0007 for a new 103-feet in diameter and 24-feet tall water storage tank (“Project” ) with effluent drainage basin by the Banning Heights Mutual Water Company (BHMWC) to increase water supply for local potable and fire suppression uses at 7091 Bluff Street, Banning, CA in the Open Space-Resources (OS-R) Zoning District (APN 531-310-004).

**ENVIRONMENTAL DETERMINATION:** The proposed Project is categorically exempt pursuant to Section 15183 (Consistency Determination) of the California Environmental Quality Act (CEQA) Guidelines. The project would not result in any impacts unique to the site or that were not evaluated in the General Plan EIR.

**REVIEW OF PROJECT INFORMATION:** The proposed Project application, site plan, and related documents are available for public review by contacting the Community Development Department during normal business hours (Monday – Friday, 8:00 am to 5:00 pm) by telephone at (951) 922-3125.

**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 Planning Commission by email at [scalderon@banningca.gov](mailto:scalderon@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 Planning Commission as soon as practicable and retained for the official record.

David A. Newell, Community Development Director  
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: September 22, 2025  
Publish: September 26, 2025

**BANNING**  
CALIFORNIA



0 250 500 750 1,000  
Feet

## VICINITY MAP

PROJECT NUMBER: PDR25-0007

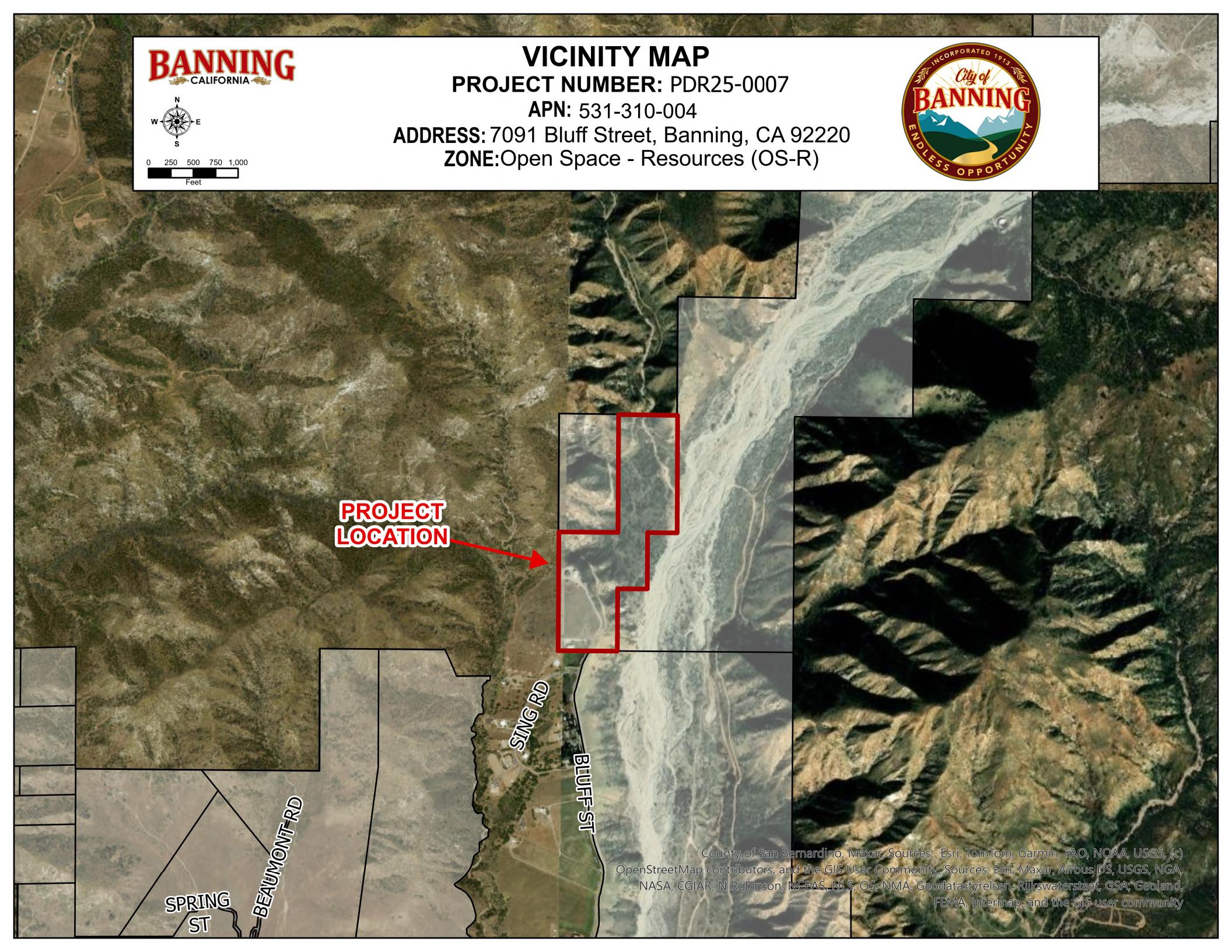
APN: 531-310-004

ADDRESS: 7091 Bluff Street, Banning, CA 92220

ZONE: Open Space - Resources (OS-R)



**PROJECT  
LOCATION**



County of San Bernardino, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrlesen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community