



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Specific Plan, SP 20-2002; General Plan Amendment, GPA 20-2501; Zone Change, ZC 20-3502; Tentative Parcel Map, TPM 38118; Development Agreement with NP Banning Industrial, LLC
Sunset Crossroads Specific Plan Project; Environmental Impact Report, Findings of Fact and Statement of Overriding Considerations

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Banning, California, will continue deliberation and consider a recommendation to the City Council of the above referenced items previously considered at the public hearing held on September 10, 2025 (which did not result in a recommendation of approval or disapproval), at the Commission's regular meeting on November 5, 2025. The meeting will begin 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 rescheduling this matter to the November 5, 2025 meeting is to allow the Planning Commission additional time to deliberate and provide a recommendation to City Council on the applications by NP Banning Industrial, LLC (Applicant) for the Sunset Crossroads Specific Plan project. The project applications consist of the following:

- Specific Plan (SP 20-2002). Proposes to establish the Sunset Crossroads Specific Plan for the development of industrial and commercial uses on a 533.8-acre site, 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. The Specific Plan Area includes land located south of Interstate 10 between Highland Home Road and Sunset Avenue extending south to include land south of the City's current border (Assessor 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).
- General Plan Amendment and Zone Change for Specific Plan Area (GPA 20-2501 & ZC 20-3502). Proposes amending the General Plan land use designations and re-zoning of the Specific Plan Area to General Commercial (GC), Industrial (I), Open Space – Parks (OS-P), and Open Space – Resources (OS-R), including pre-zoning for annexation of portions of the Specific Plan Area into the City of Banning.
- Development Agreement. The Development Agreement would grant the Project vested development rights in exchange for public benefits as specified in the agreement.
- Tentative Parcel Map (TPM 38118). A subdivision of the Specific Plan Area 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 consistent with the Specific Plan.

ENVIRONMENTAL DETERMINATION: 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. 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

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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://www.banningca.gov/762/Sunset-Crossroads-Specific-Plan>

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://www.banningca.gov/762/Sunset-Crossroads-Specific-Plan>

COMMENT ON THESE APPLICATIONS: 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 hearing. Agendas are available at least 72 hours in advance of the meeting online: https://banningca.granicus.com/ViewPublisher.php?view_id=1
- Written comments may be submitted to the Planning Commission by email at 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 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: October 6, 2025
Publish: October 10, 2025



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**

