



**NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION AND HOLD A PUBLIC HEARING FOR THE PROPOSED 81 UNIT HOTEL, FAST FOOD RESTAURANT WITH DRIVE-THRU, AND DELI CAFÉ DEVELOPMENT PROJECT LOCATED AT 775 E. RAMSEY STREET (APN 541-150-020)**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, September 3, 2014, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the environmental document (Initial Study/Negative Declaration) and the approval of project applications for a Design Review (DR #13-7002) and Conditional Use Permit (CUP #13-8004) to construct an 81 unit Hotel, Fast Food Restaurant with Drive-Thru, and Deli Café development. Specifically, the project proposes the construction of one hotel building consisting of approximately 57,209 square feet; an approximately 2,800 square feet fast food restaurant with a drive through; and, a 1,200 square feet deli café. Improvements to the site include a shared parking lot for approximately 107 vehicles, landscaping, and utilities. The site consists of a 2.66 acre parcel of land commonly known as 775 E. Ramsey Street and assessor's parcel number (APN) 541-150-020. The site is located generally between Ramsey Street to the south and Williams Street to the north immediately west of Hargrave Street. To locate these parcels, please go to the Riverside County website and type in <http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis/> in the search engine and follow the instructions on the page. The public review period is from Thursday, August 14, 2014, through Tuesday, September 2, 2014.

Information regarding the Initial Study/Negative Declaration, and the Design Review and Conditional Use Permit applications can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. You may also go to the City of Banning website at <http://www.ci.banning.ca.us/>.

All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, 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 City Clerk at, or prior to, the time the City Council makes its decision 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**

Zai Abu Bakar  
Community Development Director

Dated: August 5, 2014  
Publish: August 8, 2014