

NOTICE OF PUBLIC HEARING

Environmental Impact Report (State Clearinghouse # 2018011032), General Plan Amendment No. 17-2501, Zone Change No. 17-3501, and Design Review No. 16-7002

NOTICE IS HEREBY GIVEN that the City of Banning (City), as a Lead Agency under the California Environmental Quality Act (CEQA), will hold a Public Hearing before the Planning Commission at the date, time, and location listed below for consideration of the project, as described below. The purpose of this hearing is for the Planning Commission to make a recommendation to the City Council on the project. The City's Planning Division prepared an Environmental Impact Report (EIR) for the project pursuant to CEQA and the CEQA Guidelines. Copies of available materials may be reviewed or obtained from the City's Planning Division at the address below. Any person may appear at the public hearing in person or by agent and be heard.

Planning Commission Hearing Date - Wednesday, November 7, 2018

Hearing Time - 6:30 p.m. (or soon thereafter)

Hearing Location - City of Banning Council Chambers

99 E. Ramsey Street, Banning, CA 92220

Project Location: The Banning Distribution Center project is proposed to be located in the southeastern portion of the City on approximately 63.9 acres. Affected parcels include Assessor Parcel Numbers (APNs) 532-110-006, 532-130-001 and 532-130-002. The proposed Project site is located north of the Banning Municipal Airport, and south of the Interstate 10 (I-10) freeway and the Union Pacific Railroad line the City of Banning, California.

Project Description: The Project proposes construction and operation of an approximately 990,000 square foot high-cube, non-refrigerated, warehouse building, which includes approximately 10,000 SF of office space. The proposed warehouse building will be constructed as a "spec" building with no specific tenant identified at this time. The proposed building includes 88 dock doors on the northern side, 25 dock doors on the western side and 96 dock doors on the southern side. The proposed Project will also provide 174 automobile parking spaces, 8 American Disabilities Act-compliant (ADA) parking spaces, and 321 truck trailer parking spaces. The project proposes approximately 660,860 square feet of landscaping covering approximately 24 percent of the Project site.

The proposed Project includes a paved 5,688 linear foot extension of John Street (60 ft. R/W; 44 ft. paved section) from the Project's west property line to Lincoln Street. The Project also includes a 3,871 linear foot gravel emergency access roadway, 30 feet in width, at the southwestern corner of the Project site that will incorporate a low-water crossing through the Ramsey Street Wash onto Banning Airport property. The proposed Project also includes the construction of the intersection of Lincoln Street and John Street. Primary access for vehicles and trucks is proposed via a 50 foot wide driveway to be located at the end of John Street, and an interior driveway (minimum 40 ft. in width) that encircles the proposed warehouse. The proposed Project will connect to existing potable water and sewer infrastructure on East Westward Avenue.



The proposed Project requires the following discretionary actions by the City of Banning: (1) Certification of the DEIR with the determination that the DEIR has been prepared in compliance with the requirements of CEQA, including the adoption of Findings of Fact and a Statement of Overriding Considerations; (2) approval of a General Plan Amendment; (3) approval of a Zone Change; and (4) Design Review Approval of the Project site plan.

Environmental Impact Report (EIR) Certification: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the Planning Division prepared an Initial Study of the potential environmental effects of the approval of the Project. Based upon the findings contained in that Study, a Notice of Preparation ("NOP") was distributed by the City of Banning to responsible, trustee, and local agencies for review and comment on January 16, 2018. A Draft Environmental Impact Report (DEIR) was prepared for the Project and circulated to public and other interested parties for a 45-day comment period from June 26, 2018, to August 9, 2018. The City also held a public scoping meeting on February 6, 2018 to discuss the Project, answer questions pertaining to the analyses presented in the DEIR, and receive public comments on the DEIR. The Planning Division prepared written responses to all comments received on the DEIR during the comment period and those responses to comments are incorporated into the Final Environmental Impact Report (FEIR), which proposed text revisions to the DEIR. The responses to public agency comments to be delivered to each public agency commenter on or about November 30, 2018. The City Planning Commission will make a recommendation to the City Council regarding certification of the FEIR for the proposed Project, including adoption of Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

A copy of the FEIR for the proposed Project is available at the City of Banning City Clerk's office, 99 E. Ramsey Street, Banning, CA 92220, as well as at the City Community Development Department's website at <http://www.ci.banning.ca.us>.

If you challenge the proposed Project in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission at, or prior to, the public hearing, or you or someone else raised at the public hearing described in this Notice (Cal. Gov. Code, § 65009).

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

Maryann Marks, AICP
Interim Community Development Director

Dated: October 23, 2018
Date Published: October 26, 2018