



## City of Banning

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Community Development Department:

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## 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 City Council at the date, time, and location listed below for consideration of the Project described below. The Environmental Impact Report (EIR) for the project has been prepared pursuant to CEQA and the CEQA Guidelines. Copies of available materials may be reviewed or obtained from the City's office at the address below. Any person may appear at the public hearing in person or by agent and be heard.

**City Council Hearing Date - Tuesday, December 11, 2018**

**Hearing Time - 5:00 p.m. (or soon thereafter)**

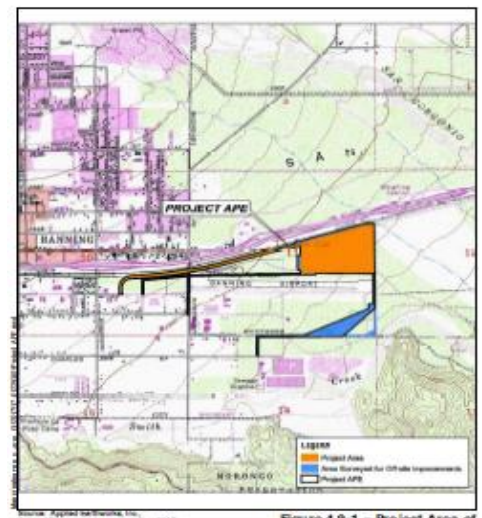
**Hearing Location - City of Banning Council Chambers**

99 E. Ramsey Street, Banning, CA 92220

**Project Location:** The Banning Distribution Center project is 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 Project site is located north of the Banning Municipal Airport, and south of 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 approximately 1 million square feet (SF) of high-cube, non-refrigerated, warehouse building, which includes approximately 10,000 SF of office space. The warehouse building will be constructed as a "spec" building with no specific tenant identified at this time. The 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. Approximately 660,860 square feet of landscaping covering approximately 24 percent of the Project site is proposed.

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 property which will incorporate a low-water crossing through the Ramsey Street Wash onto Banning Airport property. The 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 ft. wide 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 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 FEIR with the determination that the FEIR has been prepared in compliance with the requirements of CEQA, including adoption of Findings of Fact and a Statement of Overriding Considerations; (2) approval of General Plan Amendment; (3) approval of Zone Change; and (4) Design Review Approval of the Project Site Plan. On November 7, 2018, the City Planning Commission adopted Resolution No. 2018-19 by a 5-0-0 vote, recommending that the City Council approve General Plan Amendment No. 17-2501, Zone Change No. 17-3501, and Design Review No. 2016-7002.

**Environmental Impact Report (EIR) Certification:** A Draft Environmental Impact Report (DEIR) was made available for public review and comment pursuant to the provisions of CEQA. The purpose of the DEIR was to identify and describe potential environmental impacts that could result from the Project. The 45-day public review period for the DEIR began on June 26, 2018, and ended on 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 document. The Final Environmental Impact Report (FEIR) proposes text revisions to the DEIR and responses to comments submitted on the DEIR. On November 7, 2018, the City Planning Commission Resolution No. 2018-19 by a 5-0-0 vote, recommending that the City Council certify the FEIR, adopt of a Statement of Overriding Considerations and CEQA Findings of Fact, and adopt a Mitigation Monitoring and Reporting Program for the Banning Distribution Center project.

A copy of the Specific Plan proposal along with the Environmental Impact Report 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>.

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

Maryann Marks  
Interim Community Development Director

Dated: November 27, 2018  
Date Published: November 30, 2018