

**NOTICE OF AVAILABILITY OF AND INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Project Title: General Plan Amendment GPA 18-2501, Zone Change 18-3501, and Design Review 18-7001

NOTICE IS HEREBY GIVEN that the City of Banning (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Availability (NOA) and Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (MND) for a proposed General Plan Amendment (18-2501), Zone Change (18-3501) and Design Review (18-7001) ("Project"). The MND 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 cited below.

Project Location and Description: The Project is located south of Interstate-10, on Lincoln Street between Adams Avenue and 8th Street at 1589 West Lincoln Street, 1617 West Lincoln Street, and 1661 West Lincoln Street, including 6 vacant parcels to the west in the City of Banning. Assessor's Parcel Numbers (APNs): 538-230-014, 538-220-002, 538-220-003, 538-220-004, 540-180-041, 540-180-042, 540-180-043, 540-180-044 & 540-180-045. The Project proposes to construct a manufacturing and industrial warehouse building on 6.4 acres of a 19.69 acre site developed with a manufacturing and industrial warehouse facility. The single story building is proposed to have a gross floor area of 146,890 square-feet. The Project requires concurrent processing of a General Plan Amendment (GPA), Zone Change (ZC) and Design Review (DR).

Environmental Effects: The Initial Study Checklist determined that the proposed Project could result in potentially significant effects, but the Project Applicant will incorporate mitigation measures that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment will occur. Mitigation has been included to address Cultural Resources, Noise, Transportation / Traffic and Tribal Cultural Resources.

Public Review Period: The MND will be available for a 20-day public review period from **January 11, 2019 to January 31, 2019.**

Written comments on this MND should be addressed to:

City of Banning
Community Development Department
99 E. Ramsey Street, Banning, CA 92220
Attn: Sonia Pierce, Senior Planner

A copy of the MND is available at the above address and at the Banning Public Library, 21 W. Nicolet Street, Banning CA 92220, as well as at the City Community Development Department's website at https://ci.banning.ca.us/DocumentCenter/View/6124/Lawrence-Equipment_Studies

All comments must be received in writing at the address below no later than 5 p.m. on January 31, 2019. Comments received and issues and concerns raised will be evaluated to determine if the mitigation and project conditions of approval have adequately addressed the concerns. All comments received will be included as part of the record.

Public Meeting: This Project is scheduled for the January 16, 2019 Planning Commission hearing. The hearing commences at 6:30 p.m. (or soon thereafter) and is held in the City Council Chambers, Banning City Hall, located at 99 E. Ramsey Street, Banning, CA 92220. In that the Project requires a General Plan Amendment and Zone Change, the consideration by the Planning Commission is advisory in this matter and is included as a recommendation for the City Council to either approve, deny, or modify the project.

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

Maryann Marks, AICP
Interim Community Development Director

Dated: January 8, 2019
Date Published: January 11, 2019