



**City of Banning**  
P.O. Box 998  
Banning, California 92220  
Fax (951) 922-3128  
**Department of Planning:**  
(951) 922-3125

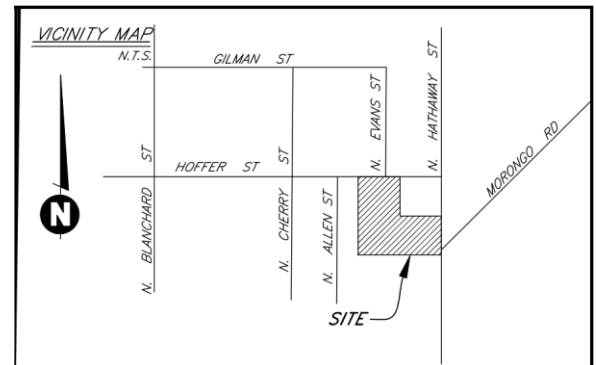
**NOTICE OF AVAILABILITY/NOTICE OF INTENT  
MITIGATED NEGATIVE DECLARATION**

**Project Title:** General Plan Amendment (18-2504), Zone Change (18-3503) Design Review (18-7011)

**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 (18-2504), Zone Change (18-3503) Design Review (18-7011) ("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:** The Project is located south of East Hoffer Street and west of North Hathaway Street, in the City of Banning. Assessor's Parcel Numbers (APNs): 534-283-011 and 014.

**Project Description:** The Project proposes a Design Review to construct a 96-Unit Apartment Complex on 7.08 acres of land which includes a General Plan Amendment and Zone Change to change the land use and zoning designation from Low Density Residential (LDR) to High Density Residential (HDR).



The applicants are John and Diana Hanna, 16197 Krameria Avenue, Riverside, CA 92504.

**Environmental Issues:** Environmental issues addressed in the MND include: aesthetics; agriculture and forestry resources; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and traffic; tribal cultural resources; and utilities and service systems. Per CEQA Guidelines Section 15087(c)(6), the Project area does not contain sites enumerated under Section 65962.5 of the Government Code.

**Environmental Effects:** The Initial Study Checklist determined that the proposed Project would 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 biological resources, cultural resources, hazards and hazardous materials, noise and tribal cultural resources.

**Public Review Period:** The MND will be available for a 20-day public review period from **March 8, 2019 to March 28, 2019.**

**Written comments on this MND should be addressed to:**

City of Banning  
Community Development Department  
99 E. Ramsey Street, Banning, CA 92220  
Attn: Adam Rush, Community Development Director

A copy of the Mitigated Negative Declaration 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 and the following link; [https://banningca.gov/DocumentCenter/View/6218/IS\\_MND\\_GPA-18-2504\\_ZC-18-3503\\_DR-18-7011](https://banningca.gov/DocumentCenter/View/6218/IS_MND_GPA-18-2504_ZC-18-3503_DR-18-7011)

**All comments must be received in writing at the address above no later than 5 p.m. on March 28, 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 tentatively scheduled for the April 9, 2019 Planning Commission hearing. The hearing commences at 6:30 p.m. 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 COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA.**

Adam Rush  
Community Development Director

Dated: March 6, 2019  
Date Published: March 8, 2019

