



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF DESIGN REVIEW NO. 21-7008 & TENTATIVE PARCEL MAP NO. 38164, A PROPOSED MIXED-USE INDUSTRIAL/RETAIL DEVELOPMENT ON APPROXIMATELY 37-ACRES OF A 47-ACRE PARCEL WITHIN THE SUN LAKES VILLAGE NORTH SPECIFIC PLAN, AS AMENDED. THE PROJECT INCLUDES A SHELL INDUSTRIAL BUILDING MEASURING 619,959 SQUARE FEET, WHICH INCLUDES 10,000 SQUARE FEET OF OFFICE SPACE. IN ADDITION, THE PROJECT PROPOSES SIX (6) RETAIL/RESTAURANT BUILDINGS TOTALING 34,000 SQUARE FEET. THE TENTATIVE PARCEL MAP WILL SUBDIVIDE THE 47-ACRE PARCEL INTO THREE (3) LOTS, FOR FINANCING AND CONVEYANCE PURPOSES. (APN: 419-140-057).

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held Wednesday, December 1, 2021, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider Design Review No. 21-7008 and Tentative Parcel Map No. 38164, a proposed mixed-use industrial/retail development on approximately 37-acres of a 47-acre parcel within the Sun Lakes Village North Specific Plan, as amended (the "Project"). The Project includes a shell industrial building measuring 619,959 square feet, which includes 10,000 square feet of office space. In addition, the Project proposes six (6) retail/restaurant buildings totaling 34,000 square feet. The tentative parcel map will subdivide the 47-acre parcel into three (3) lots, for financing and conveyance purposes, within the Sun Lake Village North Specific Plan Area. Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the Community Development Department has considered the potential environmental impacts of the Project. Community Development Department staff has also reviewed the Final Environmental Impact Report (FEIR) for the "Sun Lakes Village North Specific Plan Amendment No. 5" project certified by the City Council on December 8, 2020 (Resolution 2020-141) and the Statement of Overriding Considerations and Mitigation, Monitoring, and Reporting Program (MMRP) adopted by the Council on the same day, including the impacts and mitigation measures identified therein. Based on that review, the Community Development Department has determined that the Project and the circumstances under which the Project is undertaken do not involve substantial changes which will result in new significant environmental effects, and the Project does not involve new information of substantial importance which shows that the Project will have significant effects not discussed in the prior FEIR. All potential environmental impacts associated with the "Sun Lakes Village North Specific Plan Amendment No. 5" project and the Project are adequately addressed by the prior FEIR, the Statement of Overriding Considerations, the MMRP. Therefore, in accordance with CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), a Notice of Determination (NOD) has been prepared for the Commission to consider in conjunction with the Project.

To observe and participate in the online video portion of the meeting through your personal computer or device, follow this link:

<https://us02web.zoom.us/j/82794878682?pwd=SFUrMGNKQVIQRHMxaTFHMnJIYk92QT09>

Meeting ID: 827 9487 8682

Passcode: 894694

Dial in: +1 669 900 9128 US * Meeting ID: 827 9487 8682

To observe the live meeting through your personal computer, but not participate with video or oral comments, you may use your computer or smart phone to enter the following or click on the link:

<https://banninglive.viebit.com>

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3100

Information regarding the CEQA Determination, Design Review and Tentative Map, can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning website at <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing by accessing the videoconference or by sending their written comments by email to scalderon@banningca.us or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, 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 Planning Commission Recording Secretary prior to, at, or during the time the Planning Commission makes its recommendation 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

Adam Rush, M.A., AICP
Community Development Director

Dated: November 16, 2021
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