



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)(EA 23-1506) FOR CONSIDERATION OF GENERAL PLAN AMENDMENT 23-2502, ZONE CHANGE 23-3502, TENTATIVE PARCEL MAP 23-4002, AND DESIGN REVIEW 23-7008, A PROPOSAL TO ALLOW FOR THE NEW CONSTRUCTION AND OPERATION OF A STEEL DISTRIBUTION FACILITY WITH A 42,510 SQUARE-FOOT WAREHOUSE BUILDING OF WHICH 3,434 SQUARE FEET IS DESIGNATED FOR OFFICE SPACE ON 14.92 GROSS ACRES OF LAND LOCATED IN THE INDUSTRIAL (I) AND GENERAL COMMERCIAL (GC) ZONING DISTRICTS AND GENERALLY LOCATED ON THE NORTH SIDE OF WEST LINCOLN STREET BETWEEN SOUTH 8TH STREET AND SOUTH 16TH STREET (APN Nos. 540-180-020, 540-180-022 and 540-180-026).

NOTICE IS HEREBY GIVEN of a public hearing before a Special Meeting of the City of Banning Planning Commission, to be held on Wednesday, May 29, 2024, at 5:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider an Initial Study/Mitigated Negative Declaration for General Plan Amendment 23-2502, Zone Change 23-3502, Tentative Parcel Map 23-4002, and Design Review 23-7008 to allow for the construction and operation of a steel distribution facility with a 42,510 square-foot warehouse building of which 3,434 square feet is designated for office space on 14.92 gross acres of land located in the Industrial (I) and General Commercial (GC) zoning districts and generally located on the north side of Lincoln Street between South 8th street and South 16th Street (APN Nos. 540-180-020, 540-180-022 and 540-180-026). The Community Development Department has determined, on the basis of the Initial Study, that the project will not have a significant effect on the environment with implementation of recommended mitigation measures. In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the Project site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

An Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project is available for public review and comment for a 30-day public review and comment period prior to the public hearing beginning FRIDAY, APRIL 26, 2024, and concluding MONDAY, MAY 27, 2024.

Information regarding the Initial Study/Mitigated Negative Declaration can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the following link: <https://banningca.gov/Archive.aspx?AMID=60&Type=&ADID=>

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> or on the Banning Government Channel on Cable Television.

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.gov or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, Banning, California, 92220.

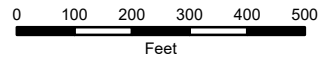
If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission Recording Secretary prior to, at, or during the time the Planning Commission makes its recommendation 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: April 23, 2024
Publish: April 26, 2024

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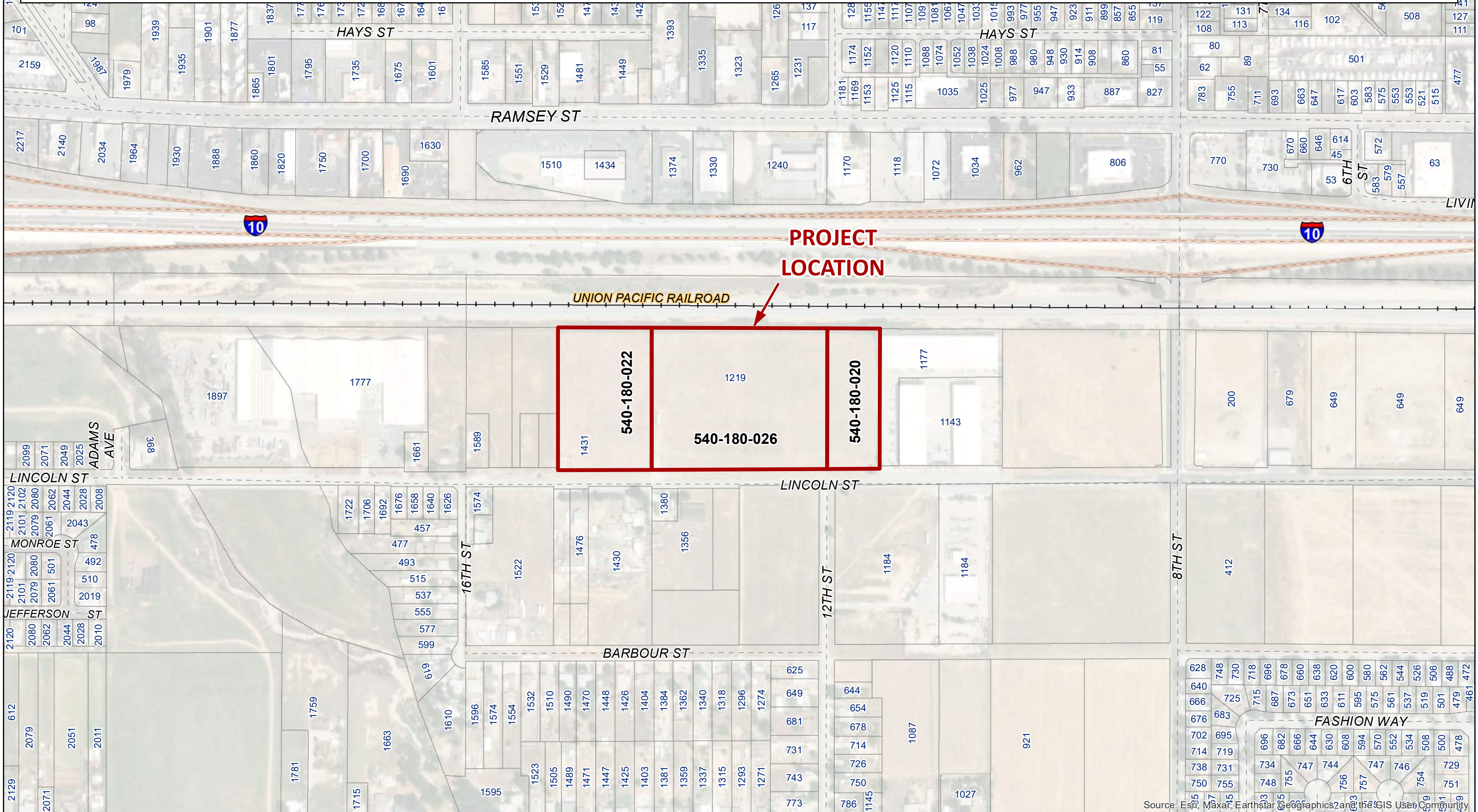
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5/25/2023

PROJECT VICINITY

ADDRESSES/APN's: 1219 and 1431 W. Lincoln Street/540-180-020, 540-180-022, 540-180-026

ZONES: Industrial (I) and General Commercial (GC)



PROJECT LOCATION

UNION PACIFIC RAILROAD

1431
540-180-022
1219
540-180-026
540-180-020
1177
1143