



99 E. Ramsey Street
Banning, California 92220
Mailing Address: P.O. Box 998
Phone: 951 922-3125
Fax: 951 922-3128

PLANNING COMMISSION MEETING NOTICE AND NOTICE OF AVAILABILITY OF FINAL EIR

Notice is hereby given that the City of Banning Planning Commission will consider the following item(s):

CASE(S):	The City of Banning is proposing to amend the General Plan Circulation Element. The proposed General Plan Amendment (GPA) No. 13-2501 includes a change to the acceptable Level of Service (LOS) for roadway operating conditions from LOS C to LOS D. Additionally, the City is proposing to replace the I-10/Highland Home Road interchange with an overcrossing.	south and north communities. Malki Road (formerly Fields Road), Ramsey Street, Hargrave Street, 8th Street, 22nd Street, Sunset Avenue, and Highland Springs Avenue are the access streets that provide interchange access to I-10.
PROJECT NAME:	City of Banning Circulation Element General Plan Amendment No. 13-2501	DOCUMENT REVIEW: The Final EIR may be reviewed at the City of Banning Community Development Department's website http://www.ci.banning.ca.us/ .
APPLICANT:	Zai Abu Bakar City of Banning Community Development Dept. 99 East Ramsey Street Banning, CA 92220	PUBLIC HEARING: The FEIR and the proposed project will be considered during the City of Banning Planning Commission hearing scheduled on March 6, 2013 at 6:30 p.m. at which time the Planning Commission may make recommendation to the City Council for its action. Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project.

The Final Environmental Impact Report (FEIR) on the above-indicated case has been completed and is available for public review. The potential environmental impacts associated with the project were evaluated in a Draft Environmental Impact Report (DEIR) (SCH No. 2012011008), which was circulated for public review from September 21 to November 5, 2012. Comments received on the DEIR have been addressed in a FEIR, which is available for public review beginning on January 25, 2013. The complete FEIR consists of two volumes. The first volume is the DEIR and the second volume is the response to comments on the DEIR. An errata is provided in the second volume to address any changes warranted in the DEIR.

PROPOSAL: The City of Banning is proposing to amend the General Plan Circulation Element. The General Plan Amendment (GPA) No. 13-2501 includes two components: a policy change to the acceptable Level of Service (LOS) for roadway operating conditions from LOS C to LOS D throughout the City; and replacement of the future planned I-10/Highland Home Road interchange with an overcrossing.

LOCATION: The project is located in the City of Banning (City). The City is located in the San Gorgonio Pass area and is served by Interstate 10 (I-10) as well as a network of arterial roadways and local streets. I-10 is an eight-lane divided freeway that runs through Banning, bisecting it into

Any person challenging this project in court, may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the City of Banning Community Development Department prior to the public hearing.

City of Banning Planning Commission Meeting

COUNCIL CHAMBERS
CITY HALL
99 East Ramsey Street
Banning, California 92220

Date & Time: **March 6, 2013 at 6:30 p.m.**
Project Planner: Zai Abu Bakar
Phone: (951) 922-3131

**Si necesita un interprete por favor llamenos al
(951) 922-3131**