



City of Banning

99 E. Ramsey Street • P.O. Box 998 • Banning, CA 92220-0998 • (951) 922-3125 • Fax (951) 922-3128

COMMUNITY DEVELOPMENT
DEPARTMENT

**NOTICE OF PUBLIC HEARING TO APPROVE FOR A TWELVE (12) MONTH
EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 34335 (TPM 34335),
LOCATED GENERALLY SOUTH OF THE RAILROAD RIGHT OF WAY,
IMMEDIATELY NORTH OF BANNING AIRPORT, AND EAST OF HATHAWAY
STREET; APN'S 532-110-006, 532-130-001 AND 532 130-002**

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, April 12, 2016, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider granting a twelve (12) month time extension for Tentative Parcel Map No. 34335 (TPM 34335) The proposed project site is located generally, south of the railroad right of way, immediately north of Banning Airport, and east of Hathaway Street, APN's 532-110-006, 532-130-001 and 532-130-002. TPM No. 34335 was previously approved on October 22, 2007.

Information regarding the request for a twelve (12) month extension of time for Tentative Parcel Map No. 34335 (TPM 34335) can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning. You may also go to the City of Banning website at <http://www.ci.banning.ca.us/>.

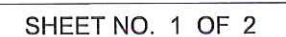
All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

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 City Clerk at, or prior to, the time the City Council makes its decision 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**

Dated: March 29, 2016
Publish: April 1, 2016

FEB 11 2016



**TENTATIVE PARCEL
MAP NO. 34335**

NOT A PART

I-10 FREEWAY

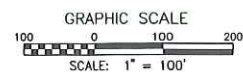
UNION PACIFIC RAILROAD

STREET

**BANNING
MUNICIPAL
AIRPORT**

LINCOLN

AVENUE



PROJECT DATA:

GROSS AREA:	2,782,058 SF	(63.867 AC)
"A" STREET:	251,144 SF	(5.76 AC)
DETENTION BASIN:	90,310 SF	(2.07 AC)
<hr/>		
NET (BUILDABLE) AREA:	2,440,604 SF	(56.02 AC)

OWNER/DEVELOPER

MESSENGER INVESTMENT CO.
 250 NEWPORT CENTER DRIVE, SUITE 200
 NEWPORT BEACH, CA 92660
 TEL: (949) 721-0013
 FAX: (949) 644-4890
 CONTACT: JEFF GORDON

SOILS ENGINEER

GEOTECHNICS INCORPORATED
1130 PALMYRITA, SUITE 330A
RIVERSIDE, CA 92507
TEL: (951) 222-0206
FAX: (951) 222-2079
CONTACT: ANTHONY F. BELFAST

GENERAL PLAN
AIRPORT INDUSTRIAL

ZONING
AP-4

APN

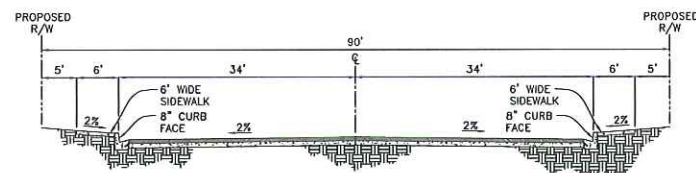
532-130-001
532-130-002
532-110-006

BENCH MARK

FOUND 3" BRASS DISK IN PLASTIC SLEEVES
MARKED "G 1311 1978" PER NATIONAL GEODETIC
SURVEY, LOCATED 2.30 MILES EAST ALONG
RAILROAD FROM THE SAN GORGONIO AVENUE
CROSSING IN BANNING.

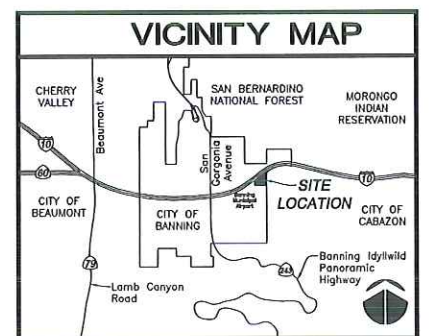
ELEVATION= 2115.44 FEET DATUM=NGVD 29

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C25	3153.52	11570.20	15'36"19"	1586.60'
C26	3183.79	11638.20	15'40"27"	1601.90'
C27	418.54	266.00	90'00"07"	256.71'
C28	236.11	334.00	40'30"15"	123.23'
C29	16.40	11.00	85'25"41"	10.16'
C30	16.40	11.00	85'25"41"	10.16'
C31	236.11	334.00	40'30"15"	123.23'
C32	39.27	25.00	90'00"00"	25.00'
C33	39.27	25.00	90'00"00"	25.00'



TYPICAL STREET CROSS SECTION A-A

Scale: Horiz. 1"=10'
Vert. 1"=5'



THOMAS GUIDE PAGE #722, GRIDS E & F-3

PREPARED BY:



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SHEET NO. 2 OF 2

DATE: NOVEMBER 23, 2005