



# 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 AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; APPROVING TENTATIVE TRACT MAP (TTM) 36710, PROJECT NUMBER 15-4502 A PROPOSAL TO SUBDIVIDE 10.6 ACRES OF VACANT LAND INTO 46 SINGLE-FAMILY RESIDENTIAL LOTS AND FIVE LETTERED LOTS; AND, APPROVING A PLANNED UNIT DEVELOPMENT PERMIT AND DESIGN REVIEW 15-7004; APN'S 534-183-014, 534-200-004, 534-200-008, AND 534-200-047**

**NOTICE IS HEREBY GIVEN** of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, September 6, 2016, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider proposed Tentative Tract Map 36710, to create 46 single-family residential lots and five lettered lots. The subject parcels are located generally north of East Wilson Street and west of North Florida Street in the City of Banning. The review period on the proposed Mitigated Negative Declaration is August 11, 2017, through August 31, 2017.

Information regarding the Mitigated Negative Declaration, Tentative Tract Map 36710, Planned Unit Development and Design Review 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 to this item are invited to attend the hearing, or to send their written comments to the Community Development Department, **City of Banning at 99 E. Ramsey Street, 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 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**

Patty Nevins  
Community Development Director

Dated: August 22, 2017  
Publish: August 25, 2017

IN THE CITY OF BANNING, STATE OF CALIFORNIA

# TENTATIVE TRACT MAP NO. 36710

BEING A SUBDIVISION OF A PORTION OF BLOCK 16 AND BLOCK 147, BANNING COLONY LANDS AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND IN BOOK 5 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UNITED ENGINEERING GROUP CA, INC SEPTEMBER 2016

## EASEMENT NOTES

1. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON THIS MAP, IS GRANTED TO THE SAN DIEGO COUNTY WATER SUPPLY COMPANY, PAGE 137, AND IN BOOK 386, PAGE 274, BOTH OF RECORDS (PLATTED HEREON).

## GENERAL NOTES

1. ASSessor's PARCEL NUMBERS: 534-183-014, 534-200-044, 534-200-048 & 534-200-047
2. THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS UNDIVIDED INTEREST OF THE SAN DIEGO COUNTY WATER SUPPLY COMPANY, PAGE 137, AND IN BOOK 386, PAGE 274, BOTH OF RECORDS (PLATTED HEREON).
3. MAPS 2010 RETURN ON MAPS 2010-002 602 & 624
4. GENERAL PLAN & ZONING: PROPOSED ZONING: LUP/PAU EXISTING ZONING: LUP

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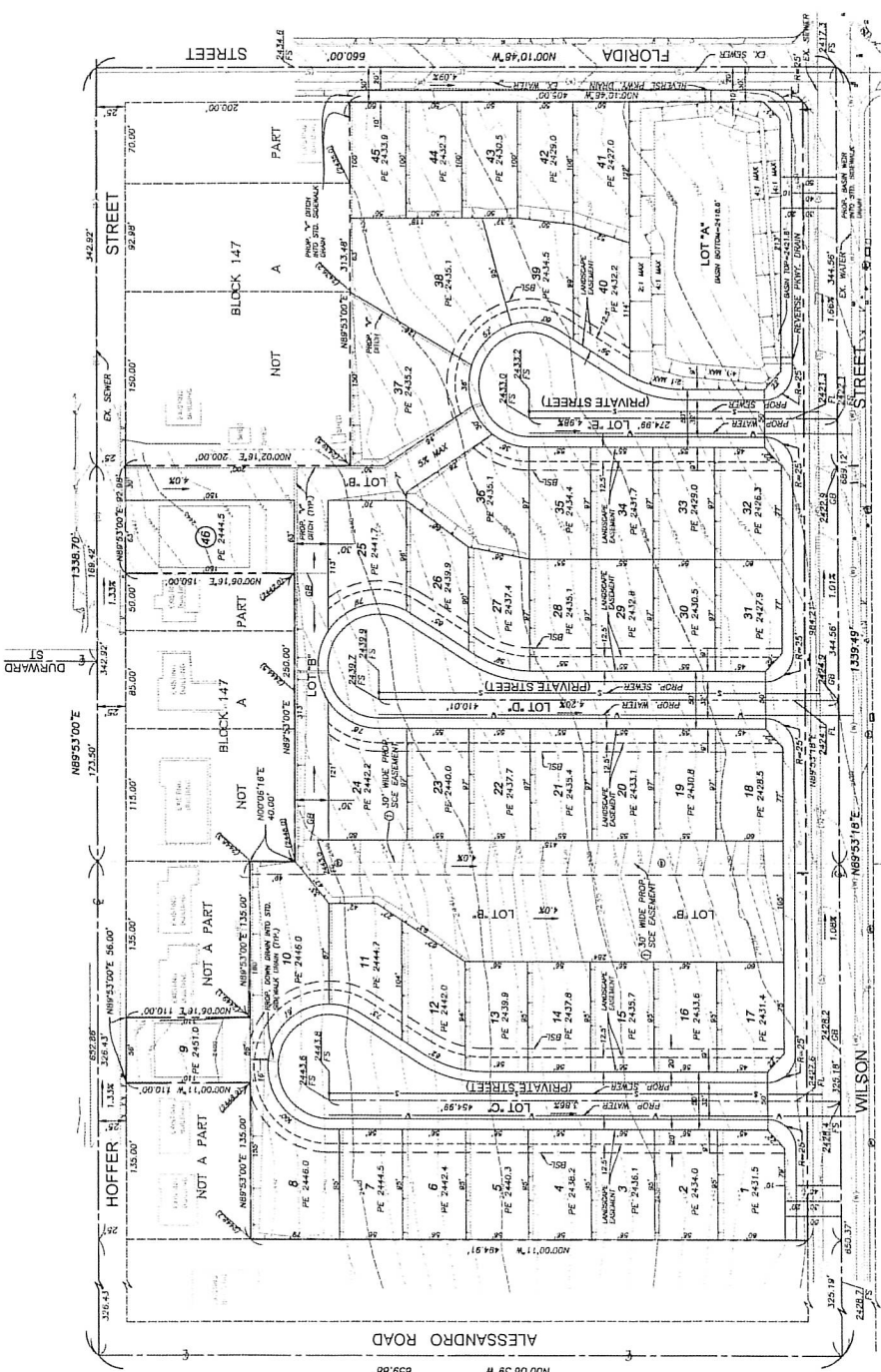
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## UTILITY PURVEYORS:

WATER: CITY OF BANNING, 914 E. BANNING ST., BANNING, CA 92220, PHONE: 951.822.3105  
SEWER: CITY OF BANNING, 914 E. BANNING ST., BANNING, CA 92220, PHONE: 951.822.3105  
ELECTRIC: CITY OF BANNING, 914 E. BANNING ST., BANNING, CA 92220, PHONE: 951.822.3105  
GAS: CITY OF BANNING, 914 E. BANNING ST., BANNING, CA 92220, PHONE: 951.822.3105  
TELEPHONE: VERIZON, FLORIDA AVE., BANNING, CA 92220, PHONE: 951.822.3105  
CABLE: TIME WARNER CABLE, 300 S. HIGHLAND ST., BANNING, CA 92220, PHONE: 951.822.3105  
SCHOOL: BANNING UNIFIED SCHOOL DISTRICT, 161 WEST WILLIAMS ST., BANNING, CA 92220

## LEGEND:

1. LOT 1  
2. LOT 2  
3. LOT 3  
4. LOT 4  
5. LOT 5  
6. LOT 6  
7. LOT 7  
8. LOT 8  
9. LOT 9  
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40. LOT 40  
41. LOT 41  
42. LOT 42  
43. LOT 43  
44. LOT 44

DATE: SEPTEMBER 2, 2016  
SCALE: 1" = 50'  
SHEET: 2 OF 2

PROJECT NUMBER:  
CA-16809

CITY OF BANNING

TENTATIVE TRACT MAP NO. 36710

10002 Trade-off Hwy  
Suite 205  
10002 Trade-off Hwy  
Suite 205  
California 91712  
Phone: 951.822.3105  
Fax: 951.822.3106

ueg

united engineering group

PREPARED UNDER THE DIRECT  
SUPERVISION OF:  
DR. C. PHILLIPS  
P.L.S. NO. 8977  
DATE:  
SEPTEMBER 30, 2017

RECEIVED  
CITY OF BANNING  
SEP 27 2017

5-05-2016

REVISIONS

NO. DESCRIPTION DATE

1 ADDRESS CITY COMMENTS 7/20/16

SUBMITTALS

DESIGNED BY: CJP

CHECKED BY: