



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 FOR TENTATIVE TRACT MAP (TTM) 36710, A PROPOSAL TO SUBDIVIDE 10.6 ACRES OF VACANT LAND INTO 46 SINGLE-FAMILY RESIDENTIAL LOTS AND FIVE LETTERED LOTS; AND, APPROVING PLANNED UNIT DEVELOPMENT PERMIT 17-9507 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 City Council to be held on Tuesday, September 26, 2017, at 5:00 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, Planned Unit Development Permit 17-9507 to modify required lot sizes and setbacks, and Design Review 15-7004 to develop the lots with two-story single family homes. 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 was 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 City Council 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: September 12, 2017
Publish: September 15, 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 62 & 62
4. GENERAL PLAN & ZONING: PROPOSED ZONING: LUP/PAU

EXISTING ZONING: LUP/PAU

EXISTING USE: PROPOSED USE: LUP/PAU

EXISTING SURROUNDING ZONING: LUP/PAU

EXISTING LAND USE: PROPOSED LAND USE: LUP/PAU

EXISTING SINGLE FAMILY RESIDENCE: PROPOSED SINGLE FAMILY RESIDENCE

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