



City of Banning

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COMMUNITY DEVELOPMENT
DEPARTMENT

NOTICE OF PUBLIC HEARING ON THE PROPOSED MODIFICATION AND PHASING OF PREVIOUSLY APPROVED TENTATIVE TRACT MAP NO. 33540 AND DESIGN REVIEW NO. 18-7003. THE CITY PREVIOUSLY APPROVED TENTATIVE TRACT MAP NO. 33540, SUBDIVISION OF 65 ACRES INTO 172 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 1 FLOOD CONTROL BASIN AND 10 LETTERED LOTS FOR STREETS. THE PROPOSED MODIFICATION IS TO REDUCE THE LOTS TO 143 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 3 PRIVATE PARK LOTS, 2 FLOOD CONTROL LOTS AND 9 LETTERED LOTS FOR STREETS IN THE LOW DENSITY RESIDENTIAL (LDR) DISTRICT. THE PROPERTY IS LOCATED NORTH OF GILMAN STREET AND WEST OF WYTE WAY WITHIN APNS 535-070-014, 535-110-002, -006, -011, -012; 535-311-006 THROUGH 023; AND 535-312-001 THROUGH 024.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, November 7, 2018, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the modification and phasing of previously approved Tentative Tract Map No. 33540 and Design Review No. 18-7003. Previously approved to subdivide 65 acres into 172 residential lots, 3 open space lots, 1 flood control basin and 10 lettered lots for streets. The proposed modification is to reduce the lots to 143 residential lots, 3 open space lots, 3 private park lots, 2 flood control lots, and 9 lettered lots for public streets in the within the Low Density Residential (LDR) District. The property is located north of Gilman Street and west of Wyte Way. Assessor's Parcel Numbers are identified as, 535-070-014, 535-110-002, -006, -011, -012; 535-311-006 through 023; and 535-312-001 through 024 within the City of Banning. Information regarding the proposed modified Tentative Tract Map No. 33540 can be obtained by contacting the Community Development Department at (951) 922-3125, visiting the City Hall located at 99 East Ramsey Street, Banning, or at <http://www.ci.banning.ca.us/>.

City staff has considered the potential environmental impacts of the proposed modifications to Tentative Tract Map No. 33540 (the "project") in accordance with the California Environmental Quality Act ("CEQA") and the state CEQA Guidelines. City staff also reviewed the Initial Study and Mitigated Negative Declaration (MND) prepared for Tentative Tract Map No. 33540 and approved by the City Council on September 26, 2006, including the impacts and mitigation measures identified therein, which documents are on file in the Community Development Department. Based on that review, the City of Banning Planning Division has determined that the proposed project and the circumstances under which the proposed project is undertaken do not involve substantial changes which will result in new significant environmental effects, and that

the project does not involve new information of substantial importance which shows that the project will have significant effects not discussed in the prior MND. All potential environmental impacts associated with Tentative Tract Map No. 33540 and the proposed modifications to Tentative Tract Map No. 33540 are adequately addressed by the prior MND, and the mitigation measures contained in the prior MND will reduce those impacts to a level that is less than significant. Therefore, in accordance with CEQA Guidelines Section 15162 ("Subsequent EIRs and Negative Declarations"), a subsequent environmental document is not required.

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 the proposed modified Tentative Tract Map No. 33540 in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission at, or prior to, the public hearing, or, you or someone else raised at the public hearing described in this Notice (Cal. Gov. Code, § 65009).

BY ORDER OF THE INTERIM COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

Maryann Marks, AICP
Interim Community Development Director

Dated: October 23, 2018
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