



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 A PUBLIC HEARING ON PROPOSED TENTATIVE TRACT MAP NO. 37474 TO SUBDIVIDE APPROXIMATELY 16.5 GROSS ACRES OF VACANT LAND FOR RESIDENTIAL AND OPEN SPACE USES ALONG WITH PUBLIC STREETS ON REAL PROPERTY LOCATED NORTH OF WILSON STREET AND EAST OF HIGHLAND SPRINGS AVENUE WITHIN THE BUTTERFIELD SPECIFIC PLAN AREA

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. (or soon thereafter) in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider proposed Tentative Tract Map No. 37474 to subdivide approximately 16.5 gross acres of vacant land into 109 single family lots, 2 open space lettered lots, and public streets, all within the Butterfield Specific Plan Area. The property is located north of Wilson Street and east of Highland Springs Avenue, within the Butterfield Specific Plan area. Assessor's Parcel Numbers are identified as portions of APNS: 405-120-002, 408-120-005, and 408-120-007, within the City of Banning.

City staff has considered the potential environmental impacts of the proposed Tentative Tract Map No. 37474 in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. City staff also reviewed the previously certified Environmental Impact Report prepared for the Butterfield Specific Plan project (SCH No. 2007091149) as modified by the Addendum approved by the City Council on February 14, 2017, 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 EIR. All potential environmental impacts associated with the Butterfield Specific Plan project and the proposed Tentative Tract Map No. 37474 are adequately addressed by the prior EIR, and the mitigation measures contained in the prior EIR 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.

Information regarding Tentative Tract Map No. 37474 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/>.

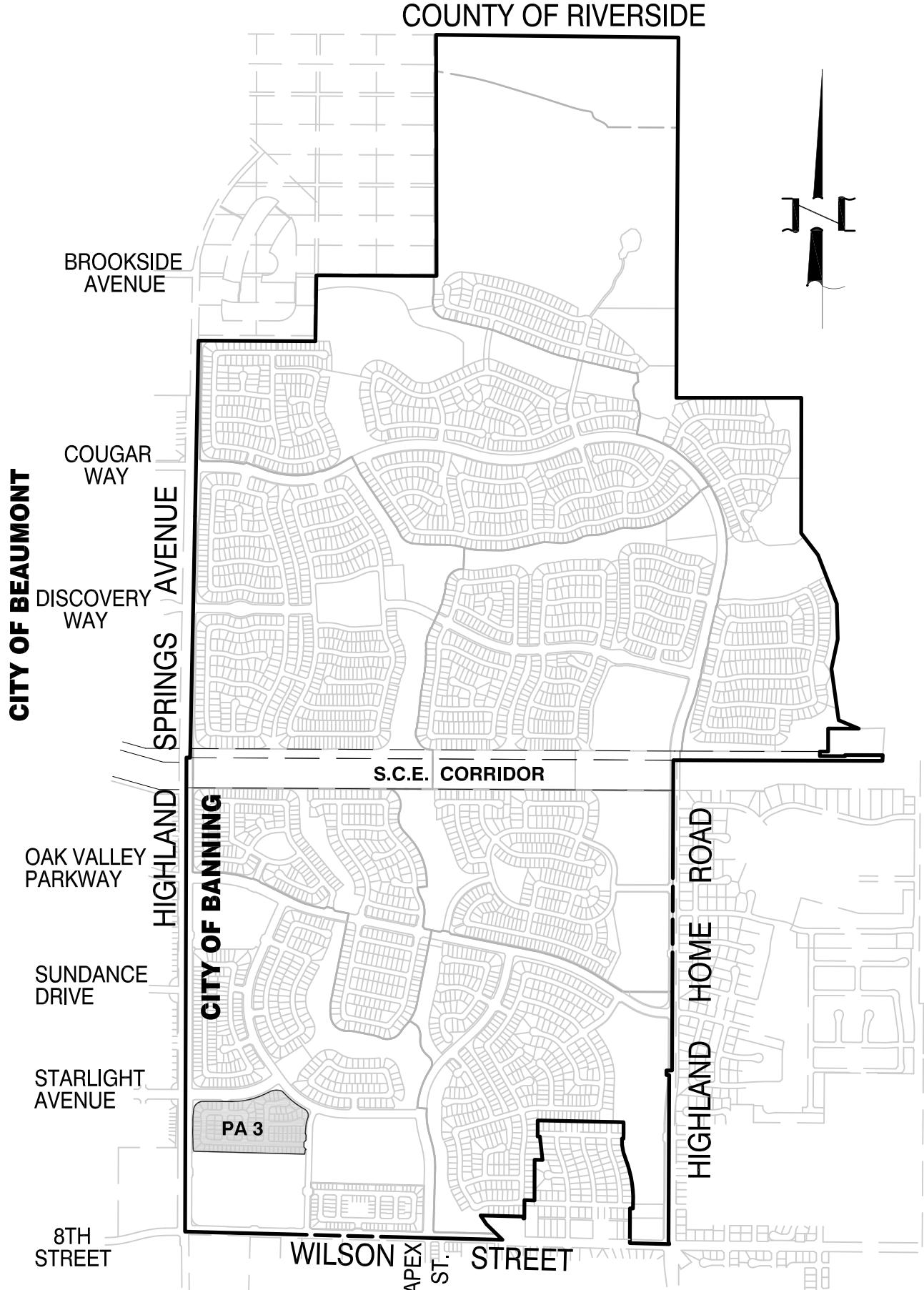
All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

If you challenge the proposed Tentative Tract Map No. 37474 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
Publish: October 26, 2018



ATWELL PROJECT KEY MAP

SCALE: 1"=1500'