



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 TO CONSIDER THE APPROVAL OF TENTATIVE TRACT MAP (TTM) 36710 AND VARIANCE 19-3001; WHICH IS A PROPOSAL TO SUBDIVIDE FOUR LOTS TOTALING 10.6 ACRES OF VACANT LAND INTO 39 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE LETTERED LOTS 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, June 11, 2019, 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 39 single-family residential lots and three lettered lots and Variance 19-3001 to allow for a reduced lot size and width for lot number sever (7). 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 and Variance 19-3001 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

Adam B. Rush, AICP
Community Development Director

Dated: May 28, 2019
Publish: May 31, 2019

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 2018

LEGAL DESCRIPTION

THE FOLLOWING DESCRIPTION WAS OBTAINED FROM THE PRELIMINARY TITLE REPORT, ORDER NO. NHSC-4992325 (29), DATED AS OF DECEMBER 28, 2018, PREPARED BY FIRST AMERICAN TITLE COMPANY.

REAL PROPERTY IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY HALF OF BLOCK 16 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, 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 OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THE NORTHERLY 110.00 FEET OF THE WESTERLY 135.00 FEET AND THE NORTHERLY 110.00 FEET OF THE EASTERLY 135.00 FEET THEREOF;

ALSO EXCEPT THE SOUTHERLY 30.00 FEET AS CONVEYED TO THE CITY OF BANNING, A MUNICIPAL CORPORATION.

PARCEL 2:

BLOCK 147 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA AND IN BOOK 5, PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THE SOUTHERLY 30.00 FEET AND THE EASTERLY 30.00 FEET AS CONVEYED TO THE CITY OF BANNING, A MUNICIPAL CORPORATION.

ALSO EXCEPT THE NORTHERLY 150.00 FEET OF THE WESTERLY 250.00 FEET AND THE NORTHERLY 200.00 FEET OF THE EAST HALF OF SAID BLOCK 147.

APN: 534-183-014-1, 534-200-004-4, 534-200-008-8 AND 534-200-047-3

EASEMENT NOTES

AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO THE SOUTHERN SIERRAS POWER COMPANY BY DOCUMENTS RECORDED MARCH 18, 1914 IN BOOK 381, PAGE 137, AND IN BOOK 389, PAGE 274, BOTH OF DEEDS. SAID EASEMENT IS A CENTERLINE EASEMENT WITH NO DESCRIBED WITH AND IS PLOTTED HEREON.

UTILITY PURVEYORS:

	WATER	TELEPHONE	FRONTIER COMMUNICATIONS
	CITY OF BANNING 99 E. RAMSEY ST. BANNING, CA 92220 PHONE: 951.922.3105		14235 HOTCHKISS ST. MORENO VALLEY, CA 92555 PHONE: 951.777.9567
SEWER	CITY OF BANNING 99 E. RAMSEY ST. BANNING, CA 92220 PHONE: 951.922.3105	CABLE	SPECTRUM CABLE 300 S. HIGHLAND SPRINGS AVE #108 BANNING, CA 92220 PHONE: 666.874.2389
ELECTRIC	CITY OF BANNING 99 E. RAMSEY ST. BANNING, CA 92220 PHONE: 951.922.3105	SCHOOL DISTRICT	BANNING UNIFIED SCHOOL DISTRICT 161 WEST WILLIAMS ST. BANNING, CA 92220
GAS	SOUTHERN CALIFORNIA GAS COMPANY 99 E. RAMSEY ST. BANNING, CA 92220 PHONE: 800.427.2200		

LOT AREAS:

LOT #	SQ. FT.	ACRE	LOT #	SQ. FT.	ACRE
1	8,835	0.16	24	7,532	0.17
2	8,817	0.20	25	7,762	0.18
3	8,802	0.20	26	8,179	0.19
4	8,766	0.20	27	7,785	0.18
5	7,772	0.18	28	7,687	0.18
6	8,075	0.21	29	8,024	0.19
7	8,589	0.13	30	12,718	0.22
8	10,168	0.23	31	12,056	0.28
9	8,873	0.20	32	8,001	0.18
10	9,851	0.23	33	7,532	0.17
11	9,872	0.23	34	7,890	0.18
12	9,773	0.23	35	7,890	0.18
13	9,874	0.23	36	7,396	0.17
14	7,758	0.18	37	7,200	0.17
15	7,347	0.17	38	8,104	0.19
16	7,348	0.17	39	13,550	0.31
17	7,349	0.17			
18	7,349	0.17			
19	9,833	0.23			
20	10,878	0.25			
21	8,398	0.19			
22	7,530	0.17			
23	7,350	0.17			
			TOTAL:	333,669	7.66

LETTERED LOT AREAS:

LOT A (BASIN)	SQ. FT.	ACRE
	6,205	0.14
LOT B (BASIN)	6,941	0.16
LOT C (BASIN)	14,917	0.34
TOTAL:	28,063	0.64

AREA TOTALS:

	SQ. FT.	ACRE
SFR LOTS	334,410	7.68
OPEN SPACE		
LOT A (BASIN)	6,205	0.14
LOT B (BASIN)	6,941	0.16
LOT C (BASIN)	14,917	0.34
PARKWAY AREA	33,09	0.77
PUBLIC STREETS (AC PAVE.)	46,040	1.06
WILSON STREET DEDICATION	22,767	0.52
TOTAL:	464,990	10.67

EARTHWORK QUANTITIES:

QUANTITIES ARE FOR TENTATIVE MAP PURPOSES ONLY AND ARE BASED ON THE PROPOSED GRADES SHOWN HEREON. A PROPOSED UNDERLAY SECTION FOR IMPROVEMENTS AND THE CENTERLINE ELEVATING STUDY PREPARED BY ENGEN, DATED APRIL 4, 2014. CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS OWN "QUANTITY TAKE-OFF" AND BID RELATED TO GRADING QUANTITIES.

CUT: APPROX. 14,400 CUBIC YARDS
FILL: APPROX. 21,000 CUBIC YARDS
IMPORT: 7,500 CUBIC YARDS
EXPORT: 0 CUBIC YARDS

THESE QUANTITIES ARE SUBJECT TO CHANGE.

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THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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