



City of Banning
P.O. Box 998
Banning, California 92220
Fax (951) 922-3128
Department of Planning:
(951) 922-3125

**NOTICE OF AVAILABILITY/NOTICE OF INTENT
MITIGATED NEGATIVE DECLARATION**

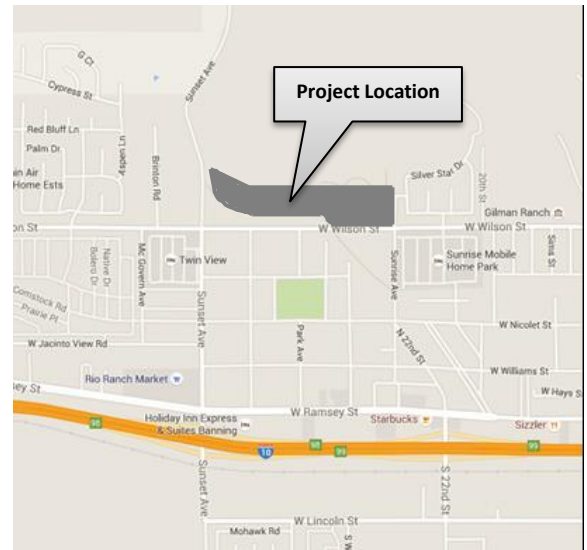
Project Title: Tentative Tract Map No. 36939 and Zone Change

NOTICE IS HEREBY GIVEN that the City of Banning (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Availability (NOA) and Notice of Intent to adopt a Mitigated Negative Declaration (MND) for a proposed Tentative Tract Map No. 36939 ("Project") and Zone Change, referenced as Project No. 15-1001. The MND has been prepared pursuant to CEQA and the CEQA Guidelines. Copies of available materials may be reviewed or obtained from the City's office at the address cited below.

Project Location: The Project is located between Sunset and Sunrise Avenues and north of Wilson Street in the City of Banning. Assessor's Parcel Numbers (APNs): 535-430-001 thru 535-430-021, 535-431-001 thru 535-431-015, 535-432-001 thru 535-432-017, 535-070-004 and 535-070-006.

Project Description: The Project proposes to subdivide a vacant 34.6 acre site to create a maximum of 98 single-family residential lots averaging 7,000 to 8,200 square feet in size and three (3) lettered lots. The Project requires concurrent processing of a Zone Change to remove the existing RL-10,000 Zoning Overlay to Low Density Residential (O-5 du/ac).

The applicant's representative, Mr. Peter J. Pitassi is representing The Project Applicant, Banning Wilson 97, LLC in this process.



Environmental Issues: Environmental issues addressed in the MND include: aesthetics, light, and glare; agricultural resources; air quality; biological resources; climate change; cultural and historic resources; geology, soils, and seismicity; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; public services and utilities; traffic and transportation; and water supply. The MND also evaluates cumulative impacts, growth-inducing impacts, and potential alternatives to the Project. Per CEQA Guidelines Section 15087(c)(6), the Project area does not contain sites enumerated under Section 65962.5 of the Government Code.

Environmental Effects: The Initial Study Checklist determined that the proposed Project would result in potentially significant effects to the following issue areas, but the Project Applicant will incorporate mitigation measures that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment will occur. Mitigation has been included to address Biological Resources, Cultural Resources, Geological Resources and Hazards and Hazardous Materials.

Public Review Period: The MND will be available for a 20-day public review period from **October 16, 2015 to November 5, 2015**.

Written comments on this MND should be addressed to:

City of Banning,
Community Development Department
99 E. Ramsey Street, Banning, CA 92220
Attn: Brian Guillot, Acting Community Development Director

A copy of the Public Review of the Mitigated Negative Declaration is available at the above address and at the Banning Public Library, 21 W. Nicolet Street, Banning CA 92220, as well as at the City Community Development Department's website at <http://www.ci.banning.ca.us/DocumentCenterii.aspx?FID=19>.

All comments must be received in writing at the address below no later than 5 p.m. on November 5, 2015. Comments received and issues and concerns raised will be evaluated to determine if the mitigation and project conditions of approval have adequately addressed the concerns. All comments received will be included as part of the record.

Public Meeting: This Project is tentatively scheduled for the December 2, 2015 Planning Commission hearing. The hearing commences at 6:30 p.m. and is held in the City Council Chambers, Banning City Hall, located at 99 E. Ramsey Street, Banning CA 92220. In that the Project requires a Zone Change, the determination by the Planning Commission is advisory in this matter and is included as a recommendation for the City Council to either approve, deny or modify the project.

BY ORDER OF THE ACTING COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA.

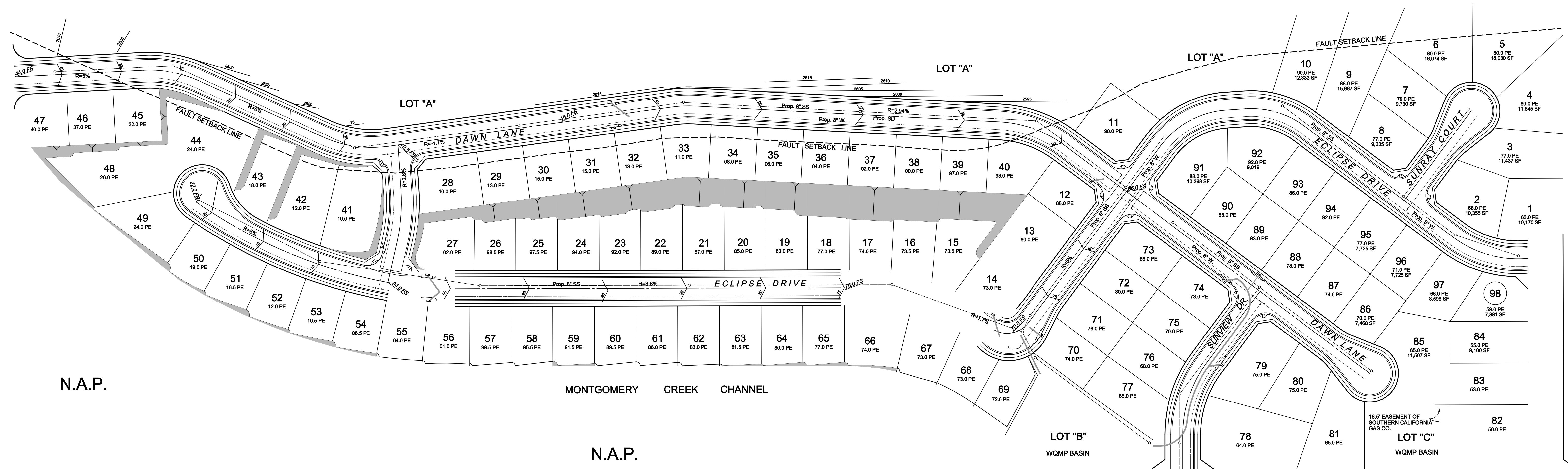
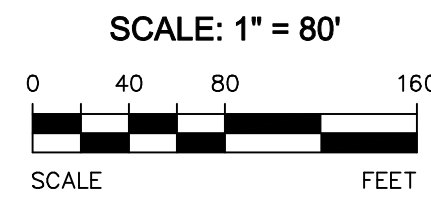
Brian Guillot
Acting Community Development Director

Dated: October 13, 2015
Date Published: October 16, 2015

TENTATIVE TRACT MAP 36939

CITY of BANNING, CALIFORNIA

JULY, 2015



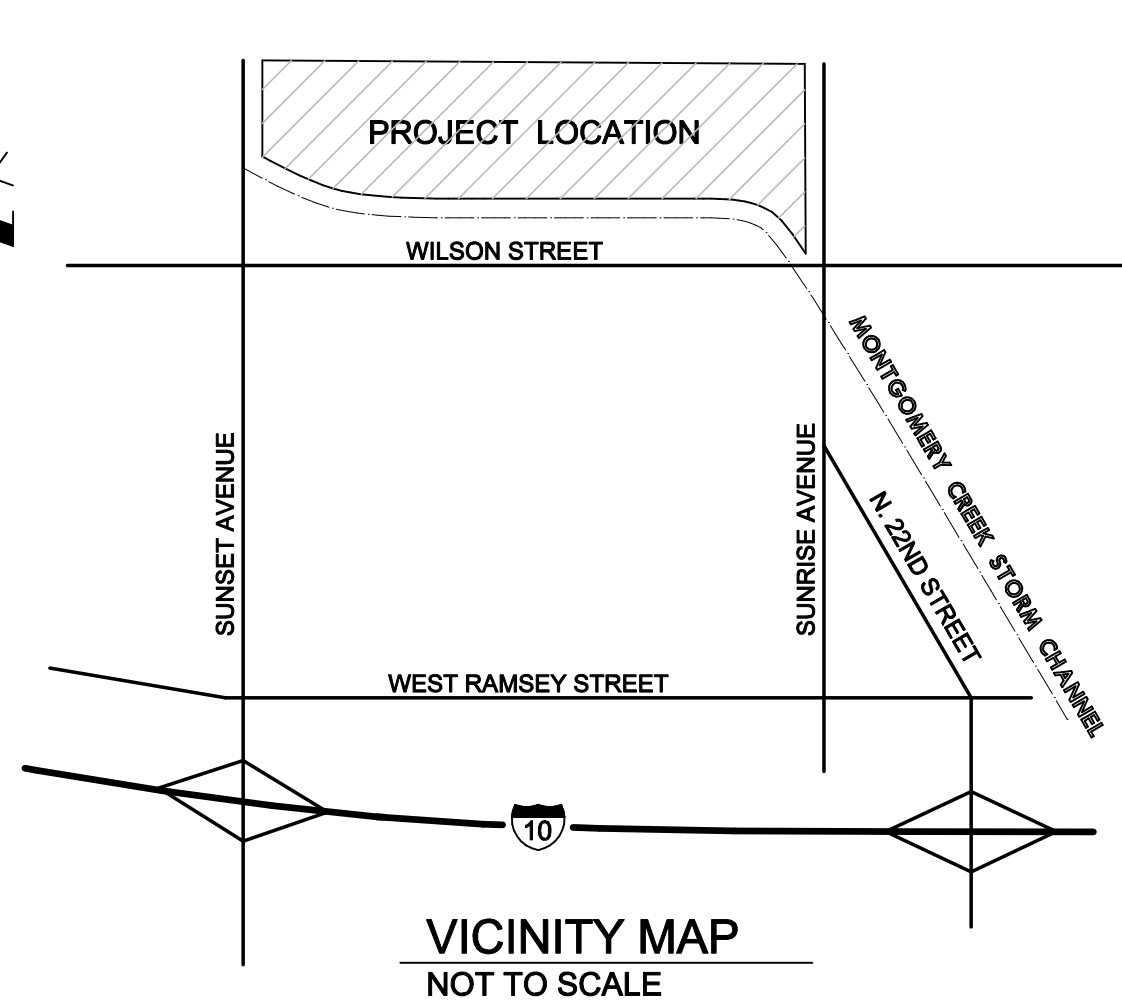
N.A.P.

MONTGOMERY CREEK CHANNEL

N.A.P.

LOT "B"
WQMP BASIN

LOT "C"
WQMP BASIN



VICINITY MAP
NOT TO SCALE

OWNER / APPLICANT

BANNING WILLSON 97, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: Mr. PETE PITASSI, AIA, LEED AP
(909) 481-1150

LAND USE INFORMATION

EXISTING ZONING: LOW DENSITY RESIDENTIAL (East Half)
LOW DENSITY RESIDENTIAL with RL-10,000 OVERLAY (West Half)

PROPOSED ZONING: LOW DENSITY RESIDENTIAL

RESIDENTIAL LOTS 1-98 and LETTERED LOTS "A", "B", & "C"
STREETS "A", "ECLIPSE DRIVE", "DAWN LANE", "SUNVIEW DRIVE", and "SUNRAY COURT"

EXISTING LAND USE: NORTH = OPEN SPACE - HILLSIDE PRESERVATION EAST = SFR (EXISTING)
SOUTH = SFR (EXISTING) WEST = SFR (FUTURE)

LETTERED LOT PROPOSED USE: LOT "A": OPEN SPACE - HILLSIDE PRESERVATION (TO BE DEDICATED TO THE CITY)
LOT "B" & "C": WATER QUALITY AND FLOOD CONTROL (TO BE DEDICATED TO THE CITY)

GENERAL NOTES

- TOTAL GROSS AREA = 34.6 Ac
- TOTAL NUMBERED LOTS = 98. TOTAL LETTERED LOTS = 3
- MINIMUM LOT SIZE = 7,000 SF (RESIDENTIAL LOTS)
- LOT DENSITY = 2.8 LOTS / ACRE
- LINEAL FEET OF NEW STREETS = 5,420 LF
- DIMENSIONS SHOWN HEREON ARE APPROXIMATE
- ASSESSOR'S PARCEL No.: 535-430-001 thru 535-430-021
535-431-001 thru 535-431-015
535-432-001 thru 535-432-017
535-070-004 & 535-070-006

Underground Service Alert

Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR	DATE

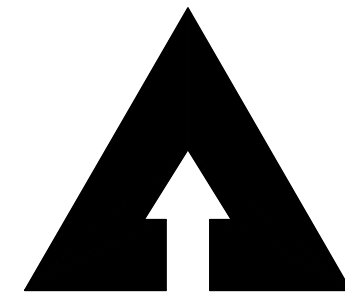
SEAL - CITY ENGINEER

CITY OF BANNING
APPROVED BY:

SEAL - DESIGN ENGINEER
ROBERT R. OTTE
No. 44120
Exp. 06-30-17
CIVIL ENGINEER
STATE OF CALIFORNIA

PLANS PREPARED UNDER THE SUPERVISION OF

OTTE-BERKELEY GROUPE, INC.
575 E. CARREON DRIVE
COLTON, CALIFORNIA 92324-3000
TEL: (909) 370-0911 FAX: (909) 370-1211
E-mail: rob@obgcvil.com



ROBERT OTTE, RCE No. 44120 (Exp. 06/30/15) DATE

TENTATIVE TRACT 36939

ROAD No.
FILE No.
SHEET 1 of 1