



NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION, MONITORING, AND REPORTING PROGRAM; APPROVING TENTATIVE TRACT MAP NO. 15-4501 (TTM 36939) A PROPOSAL TO SUBDIVIDE 34.6 ACRES OF VACANT LAND FOR PURPOSES OF CREATING 98 NUMBERED LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND THREE (3) LETTERED LOTS; AND, APPROVING ZONE CHANGE NO. 15-3501 AMENDING THE ZONING MAP TO ELIMINATE THE RL-10,000 OVERLAY AFFECTING THE WESTERN PORTION OF THE SITE TO LOW DENSITY RESIDENTIAL (LDR, 0 TO 5 UNITS PER ACRE); APN'S 535-430-001 THRU 021, 535-431-001 THRU 015, 535-432-001 THRU 017, 535-070-004 AND 006

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, January 6, 2016, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the proposed Tentative Tract Map 36939, to create 98 numbered lots and 3 lettered lots and rezoning to amend the zoning map to eliminate the RL-10,000 overlay affecting the western portion of the site to Low Density Residential (0-5 du/ac). The subject parcels are located generally north of Wilson Street and east of Sunset Avenue in the City of Banning. The review period is December 17, 2015, through January 5, 2016, where the City will receive comments on the proposed Mitigated Negative Declaration.

To locate these parcels, please go to the Riverside County website and type in http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm in the search engine and follow the instructions on the page.

Information regarding the Mitigated Negative Declaration, Tentative Tract Map 36939 and Zone Change 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 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 decision 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 ACTING COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

Brian Guillot
Acting Community Development Director

Dated: December 11, 2015
Publish: December 17, 2015