

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

Project Title: Tentative Tract Map No. 36710 (TTM 15-4502) Planned Unit Development Permit and Design Review

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 (NOI) to adopt a Mitigated Negative Declaration (MND) for a proposed Tentative Tract Map 36710 ("Project"), Planned Unit Development Permit and Design Review, referenced as Project No. 15-4502. 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 on the northwest corner of East Wilson Street and North Florida Street in the City of Banning. Assessor's Parcel Numbers (APNs): 534-183-014, 534-200-004, 534-200-008 and 534-200-047.

Project Description: The Project proposes to subdivide a vacant 10.6 acre site to create a maximum of 46 single-family residential lots averaging 5,000 to 12,817 square feet in size and five lettered lots. The Project requires concurrent processing of a Planned Unit Development (PUD) and Design Review.

The applicant's representative, Beau Cooper with United Engineering Group is representing the Project Applicant, RMG Residential 2010, LLP 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; greenhouse gases; hazards and hazardous materials; hydrology and water quality; Tribal cultural resources; land use and planning; noise; public services and utilities; traffic and transportation; and water supply. 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, 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 Air Quality, Geology and Soils, Noise and Tribal Cultural Resources.

Public Review Period: The MND will be available for a 20-day public review period from **August 11, 2017 to August 31, 2017**.

Written comments on this MND should be addressed to:

City of Banning
Community Development Department
99 E. Ramsey Street, Banning, CA 92220
Attn: Patty Nevins, 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 August 31, 2017. 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 September 6, 2017 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 Tentative Tract Map, the consideration 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 COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA.

Patty Nevins
Community Development Director

Dated: August 8, 2017
Date Published: August 11, 2017