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City of Banning

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COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF A PUBLIC HEARING FOR TENTATIVE TRACT MAP NO. 37298 TO SUBDIVIDE APPROXIMATELY 199 GROSS ACRES OF VACANT LAND FOR RESIDENTIAL, COMMERCIAL, SCHOOL, OPEN SPACE, AND PARKS USES ALONG WITH PUBLIC STREETS FOR 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, June 6, 2018, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider Tentative Tract Map No. 37298 to subdivide approximately 199 gross acres of vacant land property for the purpose of creating 264 single family residential lots, 1 lot for future medium density residential development, 1 lot for future medium density residential development and future park, 2 commercial lots, 1 school lot, 1 lots for a park, 15 lots for open space, 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 408-120-001 through -05, 408-120-007 through -009, and portions of 408-120-006, -010, -012, 019, and -020, within the City of Banning.

Potential environment issues associated with the proposed Tentative Tract Map were analyzed in the previously certified Environmental Impact Report for the Butterfield Specific Plan project (SCH No. 2007091149) as modified by the Addendum approved by the City Council on February 14, 2017, which documents are on file in the Community Development Department. There have been no substantial changes in the project nor in the circumstances under which the project is undertaken which will require major revisions of the previous environmental document; nor is there new information that shows that the project will have a significant environmental effect or an effect more severe than originally thought. Therefore, in accordance with CEQA Guidelines Section 15162, a subsequent environmental document is not required.

Information regarding Tentative Tract Maps No. 37298 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 Planning Commission 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 COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING,
CALIFORNIA**

Patty Nevins
Community Development Director

Dated: May 22, 2018
Dated: May 25, 2018

