



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 FOR THE MODIFICATION AND PHASING OF PREVIOUSLY APPROVED TENTATIVE TRACT MAP NO. 33540 AND DESIGN REVIEW NO. 18-7003.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, December 11, 2018, at 5:00 p.m. (or soon thereafter) in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the modification and phasing of previously approved Tentative Tract Map No. 33540 and Design Review No. 18-7003. Previously approved to subdivide 65 acres into 172 residential lots, 3 open space lots, 1 flood control basin and 10 lettered lots for streets. The proposed modification is to reduce the lots to 143 residential lots, 3 open space lots, 3 private park lots, 2 flood control lots, and 9 lettered lots for public streets in the within the Low Density Residential (LDR) District. The property is located north of Gilman Street and west of Wyte Way. Assessor's Parcel Numbers are identified as, 535-070-014, 535-110-002, 006, 011, 012; 535-311-006 through 023; and 535-312-001 through 024 within the City of Banning.

Potential environment issues associated with the Tentative Tract Map were analyzed in the previously adopted Mitigated Negative Declaration approved by the City Council on September 26, 2006, 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, Subsequent EIRs and Negative Declarations, a subsequent environmental document is not required. Information regarding Tentative Tract Map No. 33540 can be obtained by contacting the Community Development Department at (951) 922-3125, visiting the City Hall located at 99 East Ramsey Street, Banning, or at <http://www.ci.banning.ca.us/>.

On November 7, 2018, the City Planning Commission adopted Resolution No. 2018-14 by a 4-0-1 vote, recommending that the City Council make findings under CEQA and approve the proposed modifications and phasing of Tentative Tract Map No. 33540 and Design Review No. 18-7003.

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 INTERIM COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

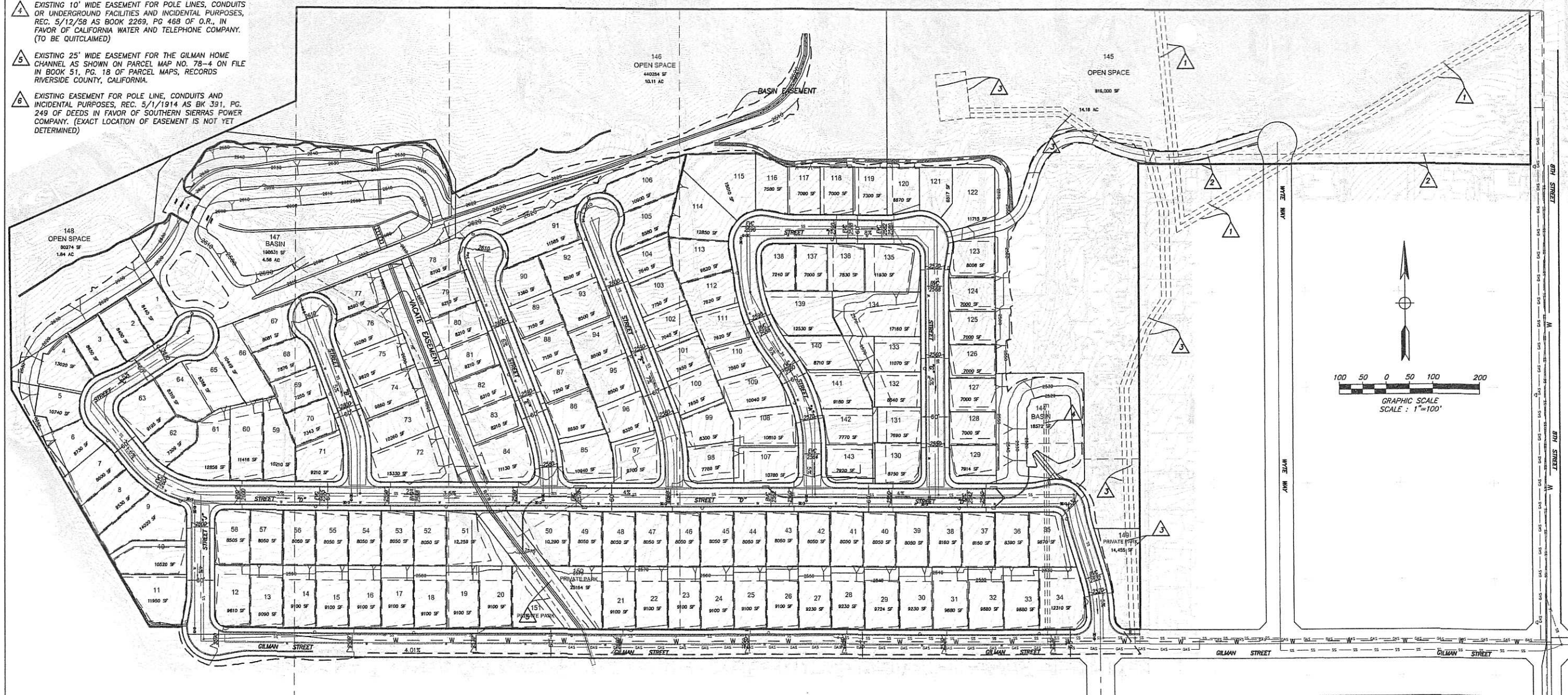
Maryann Marks
Interim Community Development Director

Dated: November 27, 2018
Publish: November 30, 2018

EASEMENT NOTES:

- 1 EXISTING 20' WIDE EASEMENT FOR INGRESS & EGRESS AND INCIDENTAL PURPOSES, REC. 6/25/47, BK 843, PG 148, O.R., IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.
- 2 EXISTING 20' WIDE EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, REC. 4/9/80 AS INST. NO. 80-67166, O.R., IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY.
- 3 EASEMENT FOR INGRESS & EGRESS, CEMETERY PURPOSES AND INCIDENTAL PURPOSES, REC. 4/13/77 AS INT. NO. 62895, O.R., IN FAVOR OF AMERICAN BOYS RANCH, INC. (TO BE QUITCLAIMED)
- 4 EXISTING 10' WIDE EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, REC. 5/12/58 AS BOOK 2269, PG 468 OF O.R., IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY. (TO BE QUITCLAIMED)
- 5 EXISTING 25' WIDE EASEMENT FOR THE GILMAN HOME CHANNEL AS SHOWN ON PARCEL MAP NO. 78-4 ON FILE IN BOOK 51, PG. 18 OF PARCEL MAPS, RECORDS RIVERSIDE COUNTY, CALIFORNIA.
- 6 EXISTING EASEMENT FOR POLE LINE, CONDUITS AND INCIDENTAL PURPOSES, REC. 5/1/1914 AS BK 391, PG. 249 OF DEEDS IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY. (EXACT LOCATION OF EASEMENT IS NOT YET DETERMINED)

MINOR MODIFICATION TO APPROVED TENTATIVE TRACT MAP NO. 33540 CITY OF BANNING, CALIFORNIA



UNDERGROUND SERVICE ALERT
call TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

PREPARED BY:
Design Drafting
885 Patriot Drive, Unit C,
Moorpark, California 93021
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email: COD@chivdesignanddrafting.com



REVISIONS:		
DATE	DESCRIPTION	BY

PREPARED BY:
IMAD ABUJAWDAH REGISTERED CIVIL ENGINEER NO. 51299
DATE: 6/30/18
EXP. 6/30/18

APPROVED BY:
BANNING CITY ENGINEER
DATE: 2-2-2017

SCALE:
AS NOTED

BENCH MARK:
BM No. 110, CITY OF BANNING
SPIKE AND POWER POLE AT THE SOUTHWEST
CORNER OF COTTONWOOD ROAD AND 8TH
STREET IN THE CITY OF BANNING
ELEV: 2419.65

CITY OF BANNING, CA

TENTATIVE TRACT MAP 33540
MINOR MODIFICATION PLAN

W.O. FOR: BY:

2

OF 2 SHEETS
DWG. NO.