



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 AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, CONSIDERATION OF GENERAL PLAN AMENDMENT 18-2504 AND ZONE CHANGE 18-3503 TO CHANGE THE ZONING FROM LOW DENSITY RESIDENTIAL (LDR 0-5 DU/AC) TO HIGH DENSITY RESIDENTIAL (HDR 11-18 DU/AC), DESIGN REVIEW 18-7011 TO CONSIDER THE CONSTRUCTION OF A 96 UNIT APARTMENT COMPLEX ON APPROXIMATELY 7.08 ACRES OF LAND, AND ENVIRONMENTAL ASSESSMENT 18-1508, LOCATED AT THE SOUTHWESTERLY CORNER OF EAST HOFFER STREET AND NORTH HATHAWAY STREET IN THE CITY OF BANNING, CALIFORNIA (APN 534-283-011, 534-283-014)

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, April 3, 2019, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the proposed project. The subject parcel is located generally south of E. Hoffer Street and west of N. Hathaway Street.

Information regarding the Mitigated Negative Declaration, MMRP, General Plan Amendment, Zone Change and Design Review can be obtained by contacting the City's Community Development Department, Planning Division 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.banningca.gov/>.

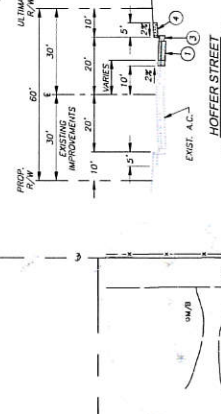
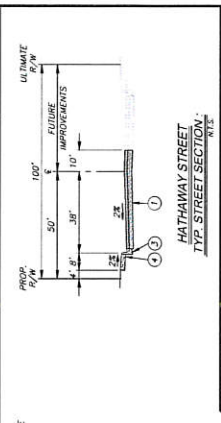
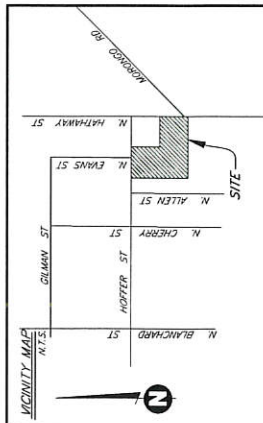
All parties interested in speaking either in support of or in opposition to this item are invited to attend the hearing, or to send their written comments to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, P.O. Box 998, Banning, California, 92220.

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 recommendation 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

Adam B. Rush, AICP
Community Development Director

Dated: 03/19/2019
Publish: 03/22/2019



- ### CONSTRUCTION NOTES:
1. CONST. 18" PVC CHUCK - AS PER SOIL ENG.
 2. CONST. 6" CURB
 3. CONST. MODIFIED 6" CURB & GUTTER
 4. CONST. SIDEWALK
 5. CONST. 4" PCC WALKWAY
 6. CONST. RUBBER GUTTER 4"x3"
 7. CONST. RUBBER GUTTER 4"x4"
 8. CONST. DRAINWAY APPROACH
 9. CONST. 8" PVC SCH. 40 DRAIN PIPE
 10. CONST. 4" PVC SCH. 40 DRAIN PIPE
 11. CONST. RETAINING WALL
 12. CONST. GRIP PIP ARCHITECT PLAN
 13. REMOVE EXIST. POWER POLE BY OTHERS
 14. CONST. 8" PCC CL. C-100 WATERLINE
 15. INSTALL 1" AIR VAC
 16. INSTALL 1" AIR VAC
 17. CONST. 8" PCC SANITARY SEWERLINE
 18. CONST. 8" PCC SANITARY SEWERLINE
 19. CONST. 8" PCC SANITARY SEWERLINE
 20. RELOCATE EXIST. GASLINE
 21. CONST. 18" PVC STORM DRAIN
 22. CONST. 24" X 24" CATCH BASIN
 23. CONST. 4" ACCESSIBLE PARKING SPACE
 24. CONST. 6" DIA AREA DRAIN
 25. CONST. 12" DIA RIPRAP
 26. CONST. COVERED TRASH ENCLOSURE

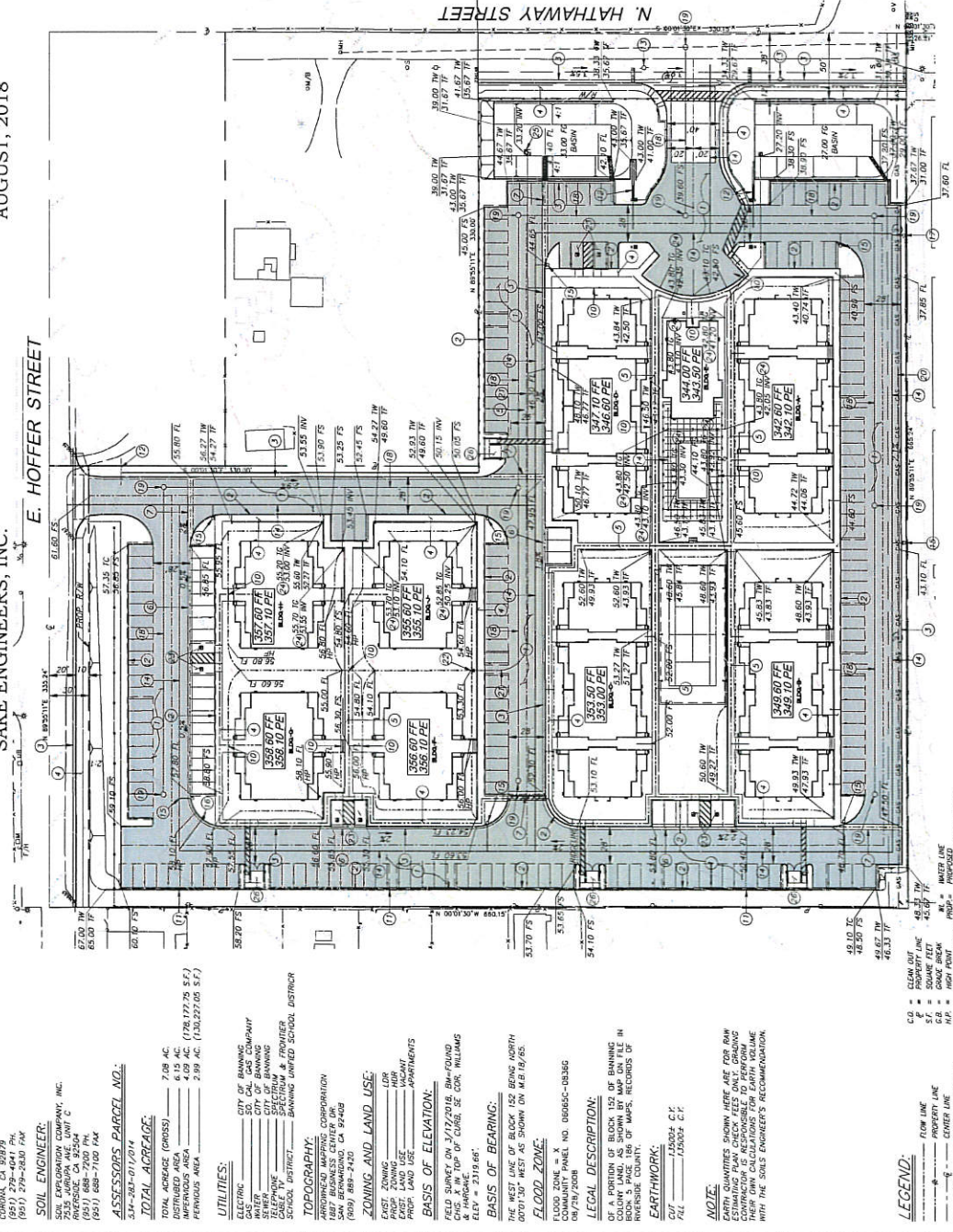
NO.	DATE	REVISIONS

DATE: 7/22/2018
 DRAWN BY: SAK
 CHECKED BY: SAK
 FILE: SEWER PRODUCTS UNIT 153 CIVIL PLR 1 PLAN
 PLAN OF REF: 7/22/2018

CITY OF BANNING PLOT PLAN

OF A PORTION OF BLOCK 152 OF BANNING COLONY LAND, AS SHOWN BY MAP
 ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
 AUGUST, 2018

SAKE ENGINEERS, INC.



OWNER:
 JOHN & DIANA HANNA
 RIVERSIDE, CA 92504
 TEL: 951 / 453-4987

ENGINEER:
 SAKE ENGINEERS, INC.
 400 S. RAMONA AVE. STE. 202
 RIVERSIDE, CA 92504
 (951) 279-4641 PH.
 (951) 279-2680 FAX

SOIL ENGINEER:
 SOIL EXPLORATION COMPANY, INC.
 7535 JARDINA AVE. UNIT C
 RIVERSIDE, CA 92504
 (951) 688-7200 PH.
 (951) 688-7100 FAX

ASSESSOR'S PARCEL NO.:
 34-283-017014

TOTAL ACRES: 7.08 AC
DISTRICTED AREA AC: 6.15 AC (178,177.75 S.F.)
IMPERVIOUS AREA AC: 4.09 AC (130,227.05 S.F.)
PERVIOUS AREA AC: 2.99 AC

UTILITIES:
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 WATER: CITY OF BANNING
 SEWER: CITY OF BANNING
 TELEPHONE: SAK & PARTNERS
 SCHOOLS: BANNING UNITED SCHOOL DISTRICT

TOPOGRAPHY:
 APPROVED MAPING CORPORATION
 1827 BUSINESS CENTER DR
 RIVERSIDE, CA 92504
 (951) 889-2420

ZONING AND LAND USE:
 ZONING: M-1 (MEDIUM DENSITY RESIDENTIAL)
 PLANNED UNIT DEVELOPMENT: PUD
 PROPRIETOR LAND USE: COMMERCIAL
 ADJACENT: RESIDENTIAL

FIELD SURVEY ON 3/17/2018 BY FOUNDED SURVEYORS INC., 2000 N. MICHIGAN AVE. SUITE 100, RIVERSIDE, CA 92506. ELEVATION 2,319.66'

BASIS OF BEARING:
 THE WEST LINE OF BLOCK 152 BEING NORTH 80°01'30" WEST AS SHOWN ON M818/85.

FLOOD ZONE:
 FLOOD ZONE: X
 COMMUNITY PANEL NO. 00005C-0056

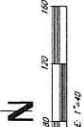
LEGAL DESCRIPTION:
 A PORTION OF BLOCK 152 OF BANNING COLONY LAND, AS SHOWN BY MAP IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

EARTHWORK:
 CUT: 1.0000' ± C.T.
 FILL: 1.0000' ± C.T.

NOTE:
 THE SEWER PRODUCTS UNIT 153 CIVIL PLR 1 PLAN ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, IS THE BASIS OF THIS PLAN. THE ENGINEER HAS VERIFIED THE ACCURACY OF THE PLANS AND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO ADJACENT PROPERTY.

LEGEND:

- FLOW LINE
- PROPERTY LINE
- CURB LINE
- DRIVE AISLE
- 18" PVC CHUCK
- 8" PCC SANITARY SEWER LINE
- PREPARED SURFACE
- EXISTING SURFACE
- EXISTING CONDUIT
- PROPOSED CONDUIT
- RET. WALL - CONCRETE
- EXISTING ELEVATION



PREPARED UNDER THE DIRECTION OF:
 SAM ANKAERPOUR P.E. RCE 053038

SAKE ENGINEERS, INC.
 400 S. RAMONA AVE. STE. 202
 RIVERSIDE, CA 92504
 (951) 279-4641 PH.
 (951) 279-2680 FAX

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