



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 A TWELVE (12) MONTH EXTENSION OF TIME FOR TENTATIVE PARCEL MAP 33326 (TPM 33326), LOCATED GENERALLY NORTH OF SUN LAKES BOULEVARD, AND EAST OF HIGHLAND SPRINGS AVENUE; ASSESSOR'S PACEL NUMBER 419-140-057

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, April 23, 2019, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider granting a twelve (12) month time extension for Tentative Parcel Map 33326 (TPM 33326) The proposed project site is located generally, north of Sun Lakes Boulevard, and east of Highland Springs Avenue, Assessor's Parcel Number 419-140-057. TPM 33326 was previously approved for a 4th extension on March 13, 2018.

Information regarding the request for a twelve (12) month extension of time for Tentative Parcel Map 33326 (TPM 33326) 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 COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

Adam B. Rush, M.A.,AICP
Community Development Director

Dated: April 9, 2019
Publish: April 12, 2019

IN THE CITY OF BANNING, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 33326

A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP 22175, AS SHOWN BY MAP RECORDED IN BOOK 145, PAGES 61 THRU 68 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SITUATED IN SECTION 12, T3S, R1W, S38.1M, LING NORTHERLY OF THE NORTH LINE OF SUN LAKES BOULEVARD AS SHOWN ON SAID PARCEL MAP.

AUGUST, 2005

OWNER/DEVELOPER:
SUNSTONE DEVELOPMENT
15 ENTERPRISE, SUITE 130
MORENO VALLEY, CA 92553
(949) 916-5800
(949) 916-5700 FAX

ENGINEER/REP:
THE KOTH COMPANIES, INC.
22890 CACTUS AVE, SUITE 300
MORENO VALLEY, CA 92553
(951) 653-8300
(951) 653-5308 FAX

ASSESSOR'S PARCEL NO.:
419-140-057

ACREAGE:
GROSS: 47.10 AC
NET: 47.10 AC

ZONING DATA

EXISTING GENERAL PLAN, SPECIFIC PLAN
EXISTING ZONING: COMMERCIAL, ASSISTED LIVING
PROPOSED GENERAL PLAN, SPECIFIC PLAN
PROPOSED ZONE: SPECIFIC PLAN

SPECIFIC PLAN STATUS:

SUN LAKES VILLAGE
NORTH SPECIFIC PLAN
AMENDMENT NO. 4
(PLANNING AREAS B, D AND E)

LAND USE:

EXISTING: RESIDENTIAL
PROPOSED: PARCELS 1-6: AUTO, PARCELS 7-9: MEDICAL, PARCEL 10: OFFICES BUILDING,
PARCEL 11: BUNK AND PARCELS 12-14: RESTAURANT
EXISTING SURROUNDING LAND USE: RETAIL, COMMERCIAL, ASSISTED LIVING

LEGAL DESCRIPTION:

A PORTION OF THE REMAINDER PARCEL OF PARCEL MAP 22175, AS SHOWN BY MAP RECORDED IN BOOK 145, PAGES 61 THRU 68 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SITUATED IN SECTION 12, T3S, R1W, S38.1M, LING NORTHERLY OF THE NORTH LINE OF SUN LAKES BOULEVARD AS SHOWN ON SAID PARCEL MAP.

SCHOOL:

BANNING UNIFIED SCHOOL DISTRICT
BEAUMONT UNIFIED SCHOOL DISTRICT
500 GRACE AVE.
BEAUMONT, CA 92223
PH. (909) 922-0201

UTILITIES:

WATER: BANNING PUBLIC WORKS
VERDON
BANNING, CA 92220
(909) 928-3777

ELECTRIC:

CITY OF BANNING
99 EAST PARKWAY
BANNING, CA 92220
(909) 855-4555

GAS:

S.O. CAL GAS
155 SOUTH G STREET
SAN BERNARDINO, CA 92410
(800) 427-2200

SEWER:

SEWER: BANNING
99 EAST PARKWAY
BANNING, CA 92220
(909) 955-1200

TOPOGRAPHY SOURCE:

KENNY AERIAL MAPPING 2004

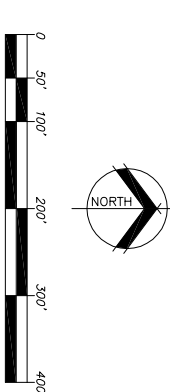
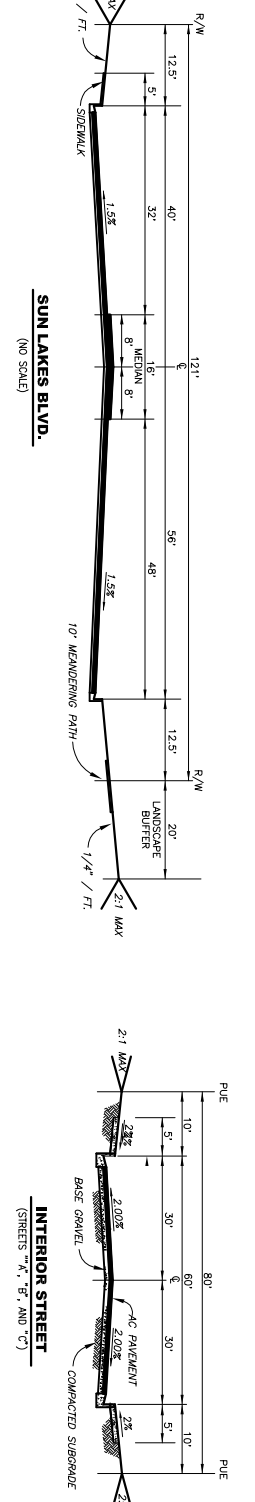
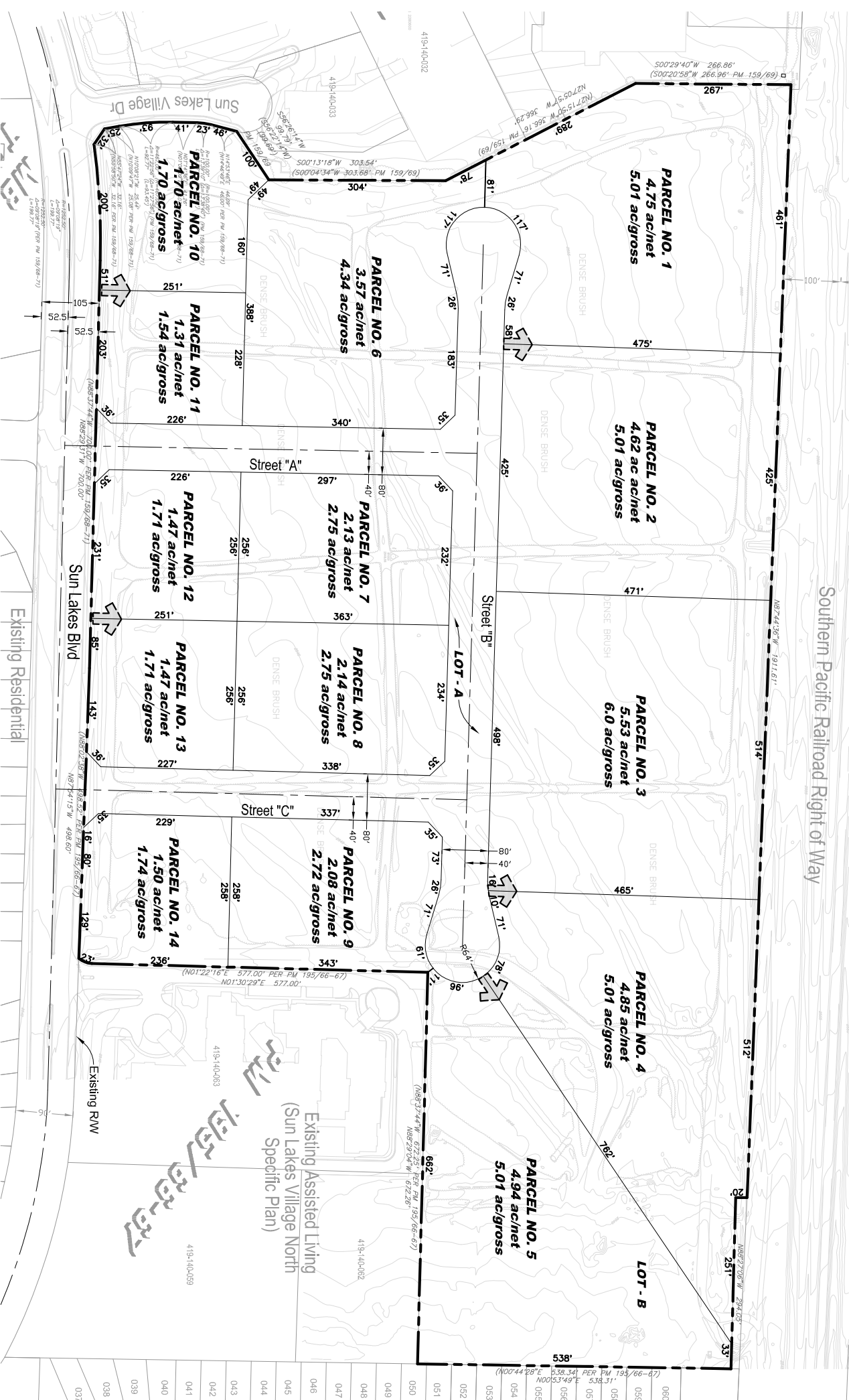
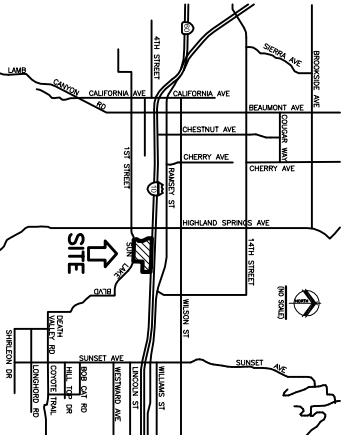
GENERAL NOTES:

- TOTAL NUMBER OF LOTS: 17 (14 PARCELS AND 3 LETTERED)
- APPLICANT REQUESTS THE RIGHT TO FILE MULTIPLE MAPS UNDER SECTION 66458-1 OF THE MAP ACT.
- ALL SURVEYS ARE EXCEPT WHERE NOTED ON PLANS.
- 200' OF THE PROJECT.
- THERE ARE NO EXISTING DWELLINGS, BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY.

LEGEND

- 100' EXIST. CONTOUR
- PROPERTY LINE
- CENTER LINE

Vicinity Map
TYPICAL MAPS ARE SHOWN FOR REFERENCE ONLY. SEE PLANS FOR EXACT LOCATIONS.



Underground Service Alert
Call: TOLL FREE
1-800-227-2600

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTORS ARE ADVISED THAT IN ACCORDANCE WITH GENERALLY APPLICABLE CALIFORNIA AND FEDERAL REGULATIONS, THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE PROPOSED PROJECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE PROPOSED PROJECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS TO THE PROPOSED PROJECT.

REGISTERED PROFESSIONAL ENGINEER
George A. Luedtke
No. 42890
Exp. 12-31-06

STANTEC CONSULTING INC.
22890 CACTUS AVENUE
SUITE 300
MORENO VALLEY, CA 92553
951.637.3300

NO.	REVISIONS	DATE	BY	CHK

CITY OF BANNING
BUILDING & SAFETY DEPARTMENT
APPROVED BY: _____ DATE: _____
BENCHMARK: _____

TENTATIVE PARCEL MAP NO. 33326

HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A

CITY OF BANNING
DRAWING NO. _____
SHEET 1 OF 1

Plotted 5/4/2007 10:25:41 AM By: tbarger DWG: P:\32809\00\Map\prt0004-tpn.dwg