



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 TENTATIVE TRACT MAP 36710 AND VARIANCE 19-3001. A PROPOSAL TO SUBDIVIDE 10.6-ACRES OF LAND INTO 39 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE LETTERED LOTS AND A VARIANCE TO ALLOW A REDUCED LOT SIZE, LENGTH AND WIDTH FOR LOT 7; WHICH IS LOCATED AT THE NORTHWEST CORNER OF EAST WILSON STREET AND NORTH FLORIDA STREET IN THE CITY OF BANNING, CALIFORNIA (APN's 534-183-014, 534-200-004, -008 AND -047)

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, May 1, 2019, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the proposed project.

Information regarding the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Tentative Tract Map and Variance 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 <https://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, M.A., AICP
Community Development Director

Dated: 04/16/2019
Publish: 04/19/2019

IN THE CITY OF BANNING, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 36710

BEING A SUBDIVISION OF A PORTION OF BLOCK 16 AND BLOCK 147, BANNING COLONY LANDS AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND IN BOOK 5 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEPTEMBER 2018

UNITED ENGINEERING GROUP CA., INC.

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION WAS OBTAINED FROM THE PRELIMINARY TITLE REPORT PREPARED BY FIRST WILSON TITLE COMPANY, INC., BANNING, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AND IS AS FOLLOWS:

THE EASTERN HALF OF BLOCK 16 OF BANNING COLONY LANDS IN THE CITY OF BANNING, SAN DIEGO COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND IN BOOK 5 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE WESTERN HALF OF BLOCK 16 OF BANNING COLONY LANDS IN THE CITY OF BANNING, SAN DIEGO COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND IN BOOK 5 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE EASTERN HALF OF BLOCK 147 OF BANNING COLONY LANDS IN THE CITY OF BANNING, SAN DIEGO COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND IN BOOK 5 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE WESTERN HALF OF BLOCK 147 OF BANNING COLONY LANDS IN THE CITY OF BANNING, SAN DIEGO COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND IN BOOK 5 PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EASEMENT NOTES

AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO THE CITY OF BANNING, SAN DIEGO COUNTY, CALIFORNIA, BY THE DEEDS TO THE TRACTS BEING SUBDIVIDED HEREON, IS HEREBY CONFIRMED AND REAFFIRMED TO BE IN FULL FORCE AND EFFECT AND IS NOT TO BE TERMINATED BY THE EXPIRATION OF THE TERM OF ANY OF SAID DEEDS.

UTILITY PURVEYORS:

- CITY OF BANNING: 561 S. MAIN ST., BANNING, CA 92410, PHONE: (951) 863-7100
SOUTHERN CALIFORNIA GAS: 14215 HUNTERS ST., BANNING, CA 92410, PHONE: (951) 771-1887
SOUTHERN CALIFORNIA EDWARDS: 14215 HUNTERS ST., BANNING, CA 92410, PHONE: (951) 771-1887
SOUTHERN CALIFORNIA POWER: 14215 HUNTERS ST., BANNING, CA 92410, PHONE: (951) 771-1887
SOUTHERN CALIFORNIA WATER: 14215 HUNTERS ST., BANNING, CA 92410, PHONE: (951) 771-1887
SOUTHERN CALIFORNIA SEWER: 14215 HUNTERS ST., BANNING, CA 92410, PHONE: (951) 771-1887
SOUTHERN CALIFORNIA WASTE: 14215 HUNTERS ST., BANNING, CA 92410, PHONE: (951) 771-1887
SOUTHERN CALIFORNIA TRASH: 14215 HUNTERS ST., BANNING, CA 92410, PHONE: (951) 771-1887
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LETTERED LOT AREAS:

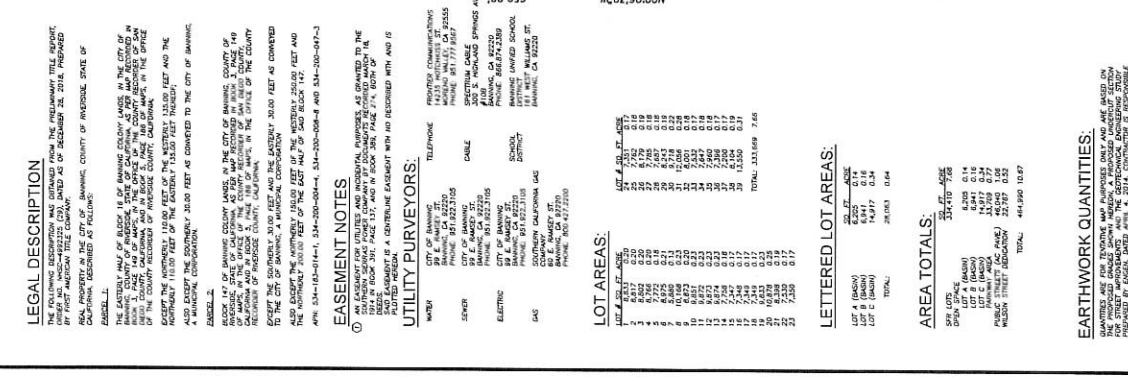
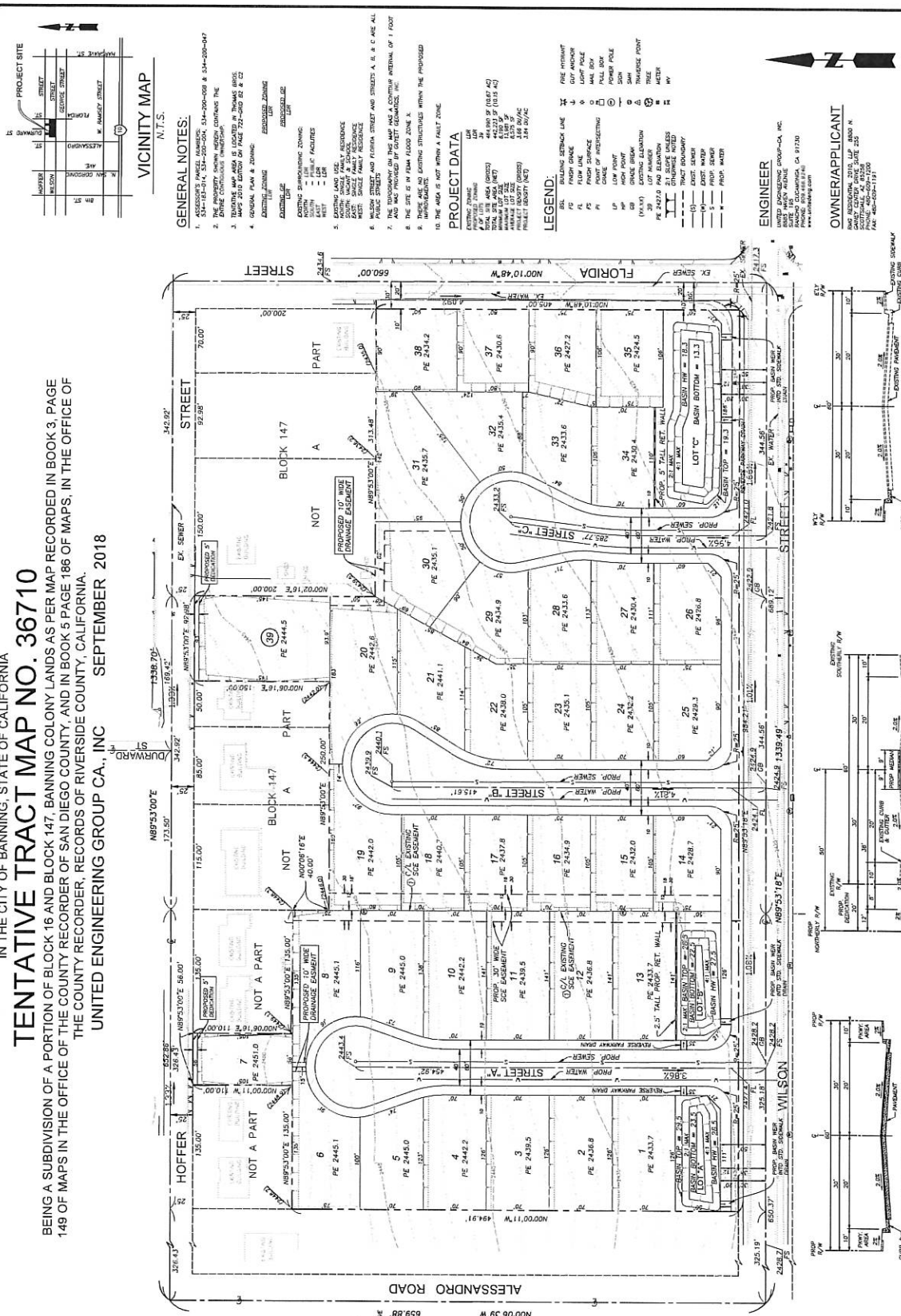
Table with 3 columns: LOT #, AREA (SQ FT), and PERCENT OF TOTAL. Includes lots 1 through 38 and a total area of 444,990.00 SQ FT.

LETTERED LOT AREAS:

Table with 3 columns: LOT #, AREA (SQ FT), and PERCENT OF TOTAL. Includes lots A through H and a total area of 444,990.00 SQ FT.

EARTHWORK QUANTITIES:

EST. APPROX. 14,000 CUBIC YARDS OF EARTHWORK TO BE PERFORMED. THIS QUANTITY IS SUBJECT TO CHANGE. THESE QUANTITIES ARE SUBJECT TO CHANGE.



Administrative and technical information including: PROJECT SITE, GENERAL NOTES, PROJECT DATA, LEGEND, ENGINEER (Rene Hernandez), OWNER/APPLICANT (City of Banning), CITY OF BANNING, TENTATIVE TRACT MAP NO. 36710, PROJECT NUMBER CA-16809, and various engineering specifications and dates.