



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 APROXIMATELY 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 City Council, to be held on **Tuesday, May 14, 2019, at 5:00 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, 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 City Council 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
Community Development Director

Dated: May 1, 2019
Publish: May 3, 2019

OWNER/DEVELOPER:

JOHN & DIANA HANNA
16197 KRAMERIA AVE
RIVERSIDE, CA. 92504
TEL: 951 / 453-4997

ENGINEER:

SAKE ENGINEERS INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041 PH.
(951) 279-2830 FAX

SOIL ENGINEER:

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

ASSESSORS PARCEL NO.:

534-283-011/014

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS) 7.08 AC.
DISTRIBUTED AREA 6.15 AC.
IMPERVIOUS AREA 4.09 AC. (178,177.75 S.F.)
PERVIOUS AREA 2.99 AC. (130,227.05 S.F.)

UTILITIES:

ELECTRIC CITY OF BANNING
GAS SO. CAL. GAS COMPANY
WATER CITY OF BANNING
SEWER CITY OF BANNING
TELEPHONE SPECTRUM
CABLE TV SPECTRUM & FRONTIER
SCHOOL DISTRICT BANNING UNIFIED SCHOOL DISTRICT

TOPOGRAPHY:

ARROWHEAD MAPPING CORPORATION
1887 BUSINESS CENTER DR.
SAN BERNARDINO, CA 92408
(909) 889-2420

ZONING AND LAND USE:

EXIST. ZONING LDR
PROP. ZONING HDR
EXIST. LAND USE VACANT
PROP. LAND USE APARTMENTS

BASIS OF ELEVATION:

FIELD SURVEY ON 3/17/2018, BM=FOUND
CHIS. X IN TOP OF CURB, SE COR, WILLIAMS
& HARGAVE.
ELEV = 2319.66'

BASIS OF BEARING:

THE WEST LINE OF BLOCK 152 BEING NORTH
00°01'30" WEST AS SHOWN ON M.B.18/65.

FLOOD ZONE:

FLOOD ZONE = X
COMMUNITY PANEL NO. 06065C-0836G
08/28/2008

LEGAL DESCRIPTION:

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.

EARTHWORK:

CUT 13500± C.Y.
FILL 13500± C.Y.

NOTE:

EARTH QUANTITIES SHOWN HERE ARE FOR RAW
ESTIMATING PLAN CHECK FEES ONLY. GRADING
CONTRACTOR IS RESPONSIBLE TO PERFORM
THEIR OWN CALCULATIONS FOR EARTH VOLUME
WITH THE SOILS ENGINEER'S RECOMMENDATION.

LEGEND:

--- FLOW LINE
--- PROPERTY LINE
--- CENTER LINE
--- EXISTING WATER LINE
--- EXISTING SANITARY SEWER LINE
--- PROPOSED SLOPE
--- EXISTING CONTOUR
--- PROPOSED CONTOUR
--- RET. WALL
--- NEW ASPHALT CONCRETE
--- EXISTING ELEVATION

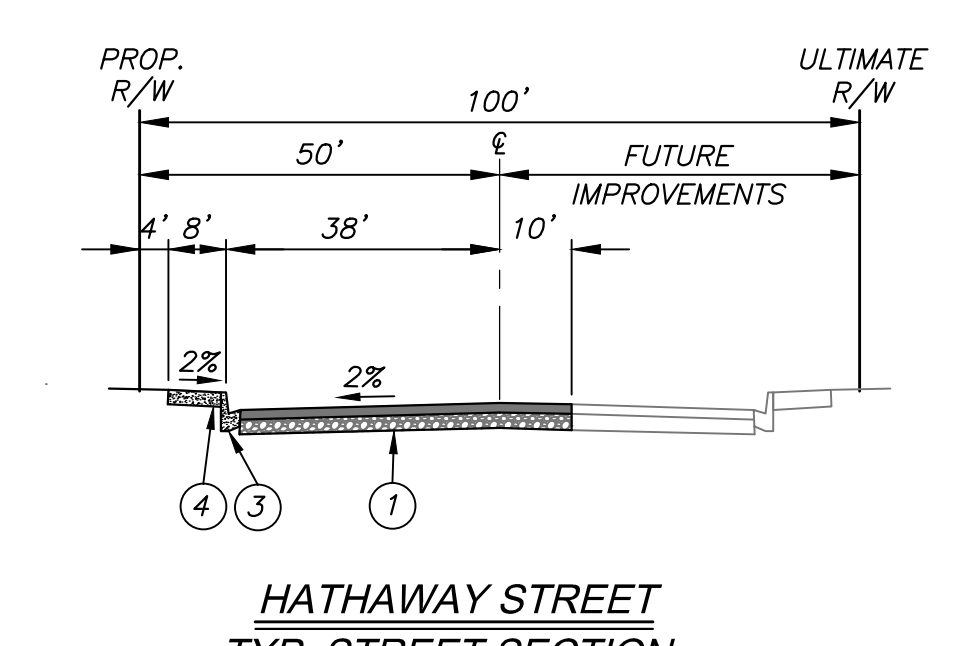
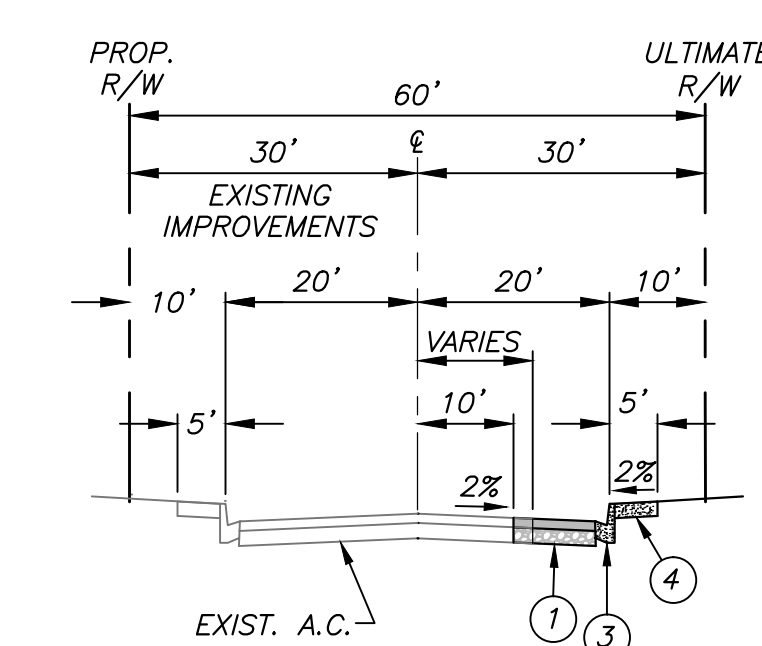
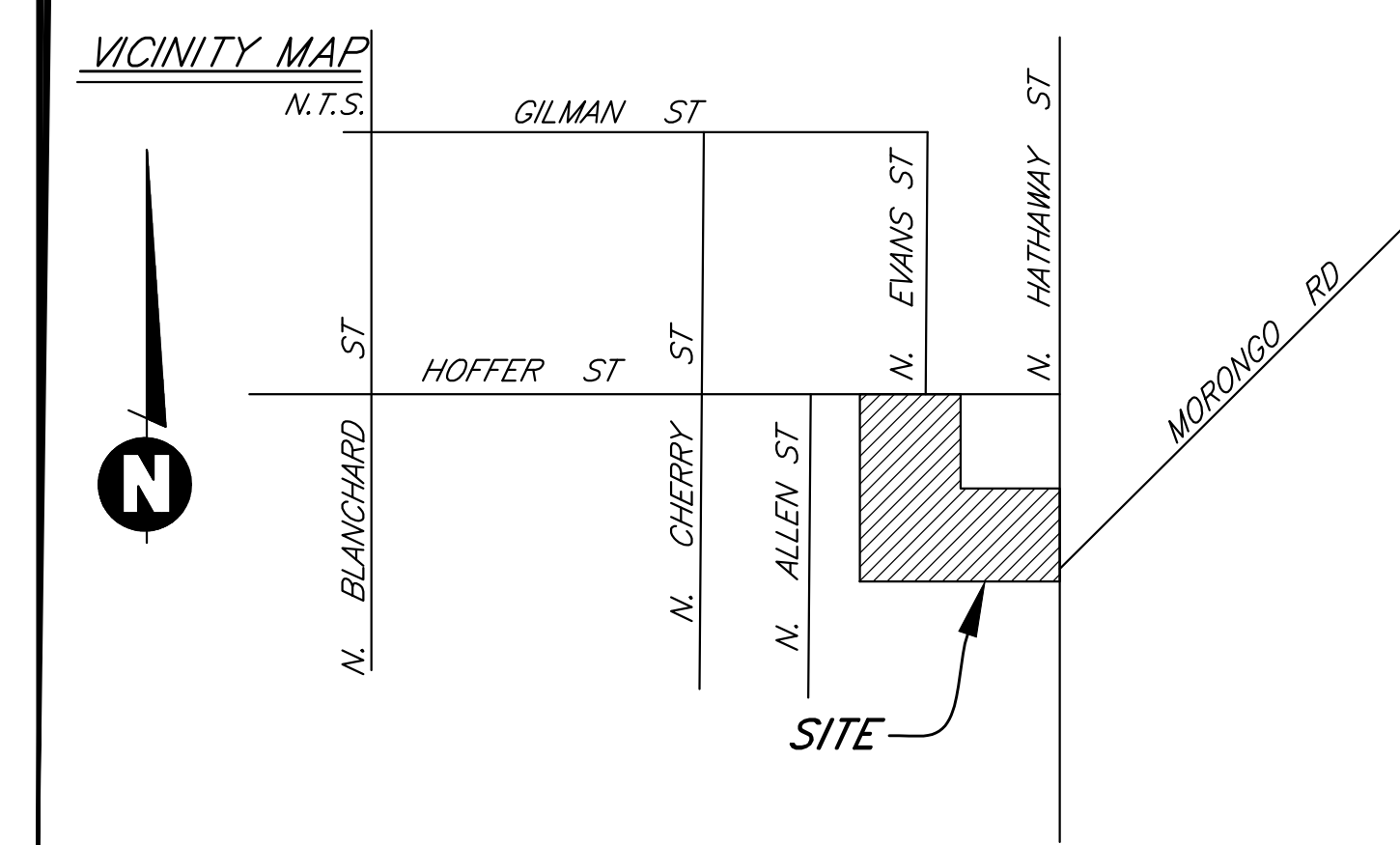
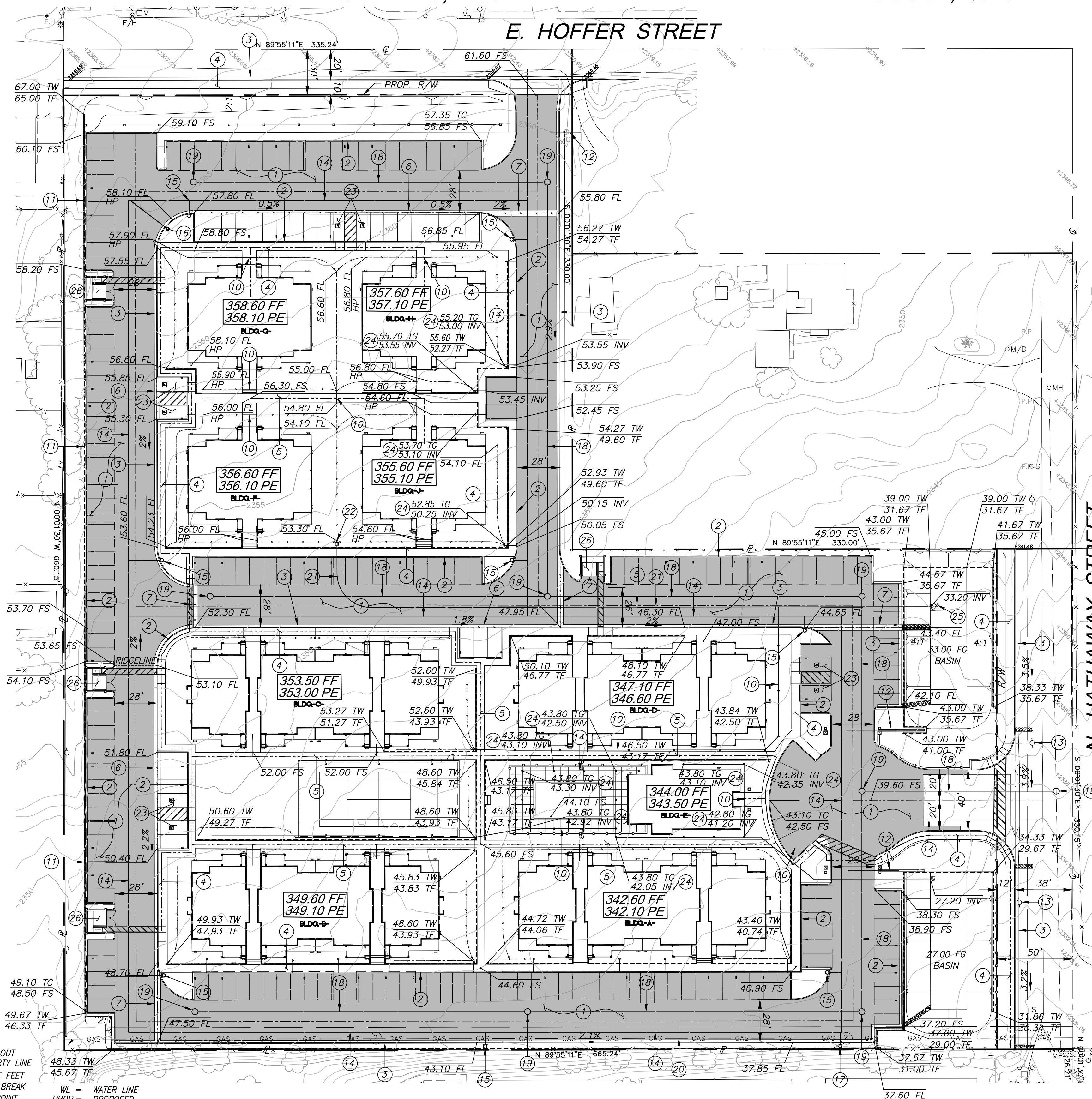
C.O. = CLEAN OUT
P = PROPERTY LINE
S.F. = SQUARE FEET
G.B. = GRADE BREAK
H.P. = HIGH POINT
FS = FINISHED SURFACE
SD = STORM DRAIN
FL = FLOW LINE
TC = TOP OF CURB
W.I. = WROUGHT IRON
C.L. = CHAIN LINK
P.I.P. = PROTECT IN PLACE
TW = TOP OF WALL
TF = TOP OF FOOTING
CL = CENTERLINE
WL = WATER LINE
PROP. = PROPOSED
APN = ASSESSOR PARCEL NUMBER
PM = PARCEL MAP
D.G. = DECOMPOSED GRANITE
S = SEWER
NTS = NOT TO SCALE
S/W = SIDEWALK
R/W = RIGHT OF WAY
PCC = PORTLAND CEMENT CONCRETE
EXIST. = EXISTING
LU = LAND USE
AC = ASPHALT CONCRETE
CWP = CONSTRUCTION WITHOUT PERMIT

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.

SAKE ENGINEERS, INC.

AUGUST, 2018

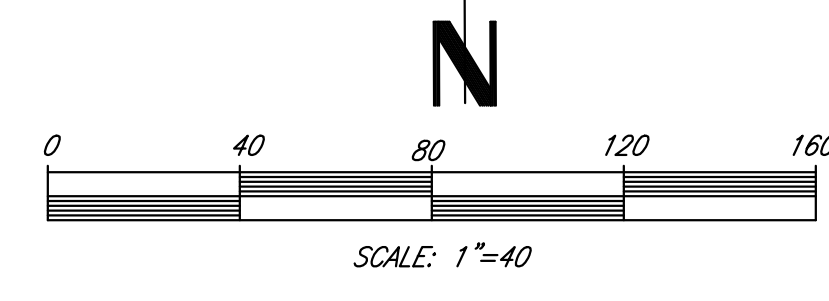


CONSTRUCTION NOTES:

- 1 - CONST. "AC OVER" AB PER SOIL ENG.
- 2 - CONST. 6" CURB
- 3 - CONST. MODIFIED 6" CURB & GUTTER
- 4 - CONST. SIDEWALK
- 5 - CONST. 4" PCC WALKWAY
- 6 - CONST. RIBBON GUTTER W=3'
- 7 - CONST. RIBBON GUTTER W=4'
- 8 - CONST. DRIVEWAY APPROACH
- 9 - CONST. 6" PVC SCH 40 DRAIN PIPE
- 10 - CONST. 4" PVC SCH 40 DRAIN PIPE
- 11 - CONST. RETAINING WALL
- 12 - CONST. GATE PER ARCHITECT PLAN
- 13 - REMOVE EXIST. POWER POLE BY OTHERS
- 14 - CONST. 8" PVC CL C-900 WATERLINE
- 15 - INSTALL FIRE HYDRANT
- 16 - INSTALL 1" AIR VAC
- 17 - INSTALL 1" BLOW OFF
- 18 - CONST. 8" VCP SANITARY SEWERLINE
- 19 - CONST. SEWER MANHOLE
- 20 - RELOCATE EXIST. GASLINE
- 21 - CONST. 18" PVC STORM DRAIN
- 22 - CONST. 24" X 24" CATCH BASIN
- 23 - CONST. VAN ACCESSIBLE PARKING SPACE
- 24 - CONST. 6" DIA AREA DRAIN
- 25 - CONST. 12" DIA RIPRAP
- 26 - CONST. COVERED TRASH ENCLOSURE

PREPARED UNDER THE DIRECTION OF:

SAM AKBARPOUR P.E. RCE. 053038



REVISIONS	DATE	BY

**PLOT PLAN
CITY OF BANNING**

SCALE 1" = 40'
DATE 7/22/2018
DRAWN: TMT
DESIGNED: SA
CHECKED: SA
PLN CK REF:

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE., STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041 FAX (951) 279-2830

J.N. 3153
SHEET 1
OF 1 SHEETS
DWG. NO.

FILE: SERVER\PROJECTS\JN3153\CIVIL\PLOTPLAN
PLOT DATE: 7/22/2018