



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 TO CONSIDER THE APPROVAL OF TENTATIVE TRACT MAP (TTM) 36710 AND VARIANCE 19-3001; WHICH IS A PROPOSAL TO SUBDIVIDE FOUR LOTS TOTALING 10.6 ACRES OF VACANT LAND INTO 39 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE LETTERED LOTS APN'S 534-183-014, 534-200-004, 534-200-008, AND 534-200-047

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, June 11, 2019, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider proposed Tentative Tract Map 36710, to create 39 single-family residential lots and three lettered lots and Variance 19-3001 to allow for a reduced lot size and width for lot number seven (7). The subject parcels are located generally north of East Wilson Street and west of North Florida Street in the City of Banning. The review period on the proposed Mitigated Negative Declaration was August 11, 2017, through August 31, 2017.

Information regarding the Mitigated Negative Declaration, Tentative Tract Map 36710 and Variance 19-3001 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 to this item are invited to attend the hearing, or to send their written comments to the Community Development Department, 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

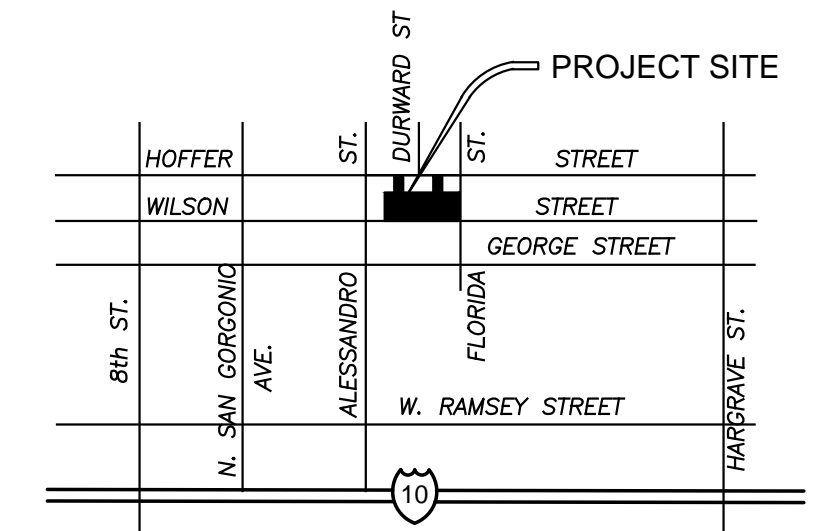
Adam B. Rush, AICP
Community Development Director

Dated: May 28, 2019
Publish: May 31, 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.

UNITED ENGINEERING GROUP CA., INC SEPTEMBER 2018



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIPTION WAS OBTAINED FROM THE PRELIMINARY TITLE REPORT, ORDER NO. NHC-4992325 (28), DATED AS OF DECEMBER 28, 2018, PREPARED BY FIRST AMERICAN TITLE COMPANY.

REAL PROPERTY IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 THE EASTERLY HALF OF BLOCK 16 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, AND IN BOOK 5, PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THE NORTHERLY 110.00 FEET OF THE WESTERLY 135.00 FEET AND THE NORTHERLY 110.00 FEET OF THE EASTERLY 135.00 FEET THEREOF;

ALSO EXCEPT THE SOUTHERLY 30.00 FEET AS CONVEYED TO THE CITY OF BANNING, A MUNICIPAL CORPORATION.

PARCEL 2:
 BLOCK 147 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, AND IN BOOK 5, PAGE 186 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THE SOUTHERLY 30.00 FEET AND THE EASTERLY 30.00 FEET AS CONVEYED TO THE CITY OF BANNING, A MUNICIPAL CORPORATION

ALSO EXCEPT THE NORTHERLY 150.00 FEET OF THE WESTERLY 250.00 FEET AND THE NORTHERLY 200.00 FEET OF THE EAST HALF OF SAID BLOCK 147.

APN: 534-183-014-1, 534-200-004-4, 534-200-008-8 AND 534-200-047-3

EASEMENT NOTES

① AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO THE SOUTHERN SIERRAS POWER COMPANY BY DOCUMENTS RECORDED MARCH 18, 1914 IN BOOK 391, PAGE 137, AND IN BOOK 389, PAGE 274, BOTH OF DEEDS.

SAID EASEMENT IS A CENTERLINE EASEMENT WITH NO DESCRIBED WITH AND IS PLOTTED HEREON.

UTILITY PURVEYORS:

WATER	CITY OF BANNING 99 E. RAMSEY ST. BANNING, CA 92220 PHONE: 951.922.3105	TELEPHONE	FRONTIER COMMUNICATIONS 14235 HOTCHKISS ST. MORENO VALLEY, CA 92555 PHONE: 951.777.9567
SEWER	CITY OF BANNING 99 E. RAMSEY ST. BANNING, CA 92220 PHONE: 951.922.3105	CABLE	SPECTRUM CABLE 300 S. HIGHLAND SPRINGS AVE #10B BANNING, CA 92220 PHONE: 866.874.2389
ELECTRIC	CITY OF BANNING 99 E. RAMSEY ST. BANNING, CA 92220 PHONE: 951.922.3105	SCHOOL DISTRICT	BANNING UNIFIED SCHOOL DISTRICT 161 WEST WILLIAMS ST. BANNING, CA 92220
GAS	SOUTHERN CALIFORNIA GAS COMPANY 60 E. RAMSEY ST. BANNING, CA 92220 PHONE: 800.427.2200		

LOT AREAS:

LOT #	SQ. FT.	ACRE	LOT #	SQ. FT.	ACRE
1	8,833	0.20	24	7,351	0.17
2	7,817	0.20	25	7,762	0.18
3	8,802	0.20	26	8,179	0.19
4	8,766	0.20	27	7,785	0.18
5	7,772	0.18	28	7,687	0.18
6	8,975	0.21	29	8,243	0.19
7	5,880	0.13	30	9,718	0.22
8	10,168	0.23	31	12,056	0.28
9	8,873	0.20	32	8,001	0.18
10	9,851	0.23	33	7,532	0.17
11	9,872	0.23	34	7,647	0.18
12	9,873	0.23	35	7,960	0.18
13	9,874	0.23	36	7,396	0.17
14	7,758	0.18	37	7,200	0.17
15	7,347	0.17	38	8,104	0.19
16	7,348	0.17	39	13,550	0.31
17	7,349	0.17			
18	7,349	0.17			
19	9,833	0.23			
20	10,878	0.25			
21	8,398	0.19			
22	7,530	0.17			
23	7,350	0.17			
TOTAL:	333,669	7.66			

LETTERED LOT AREAS:

LOT	SQ. FT.	ACRE
LOT A (BASIN)	6,205	0.14
LOT B (BASIN)	6,941	0.16
LOT C (BASIN)	14,917	0.34
TOTAL:	28,063	0.64

AREA TOTALS:

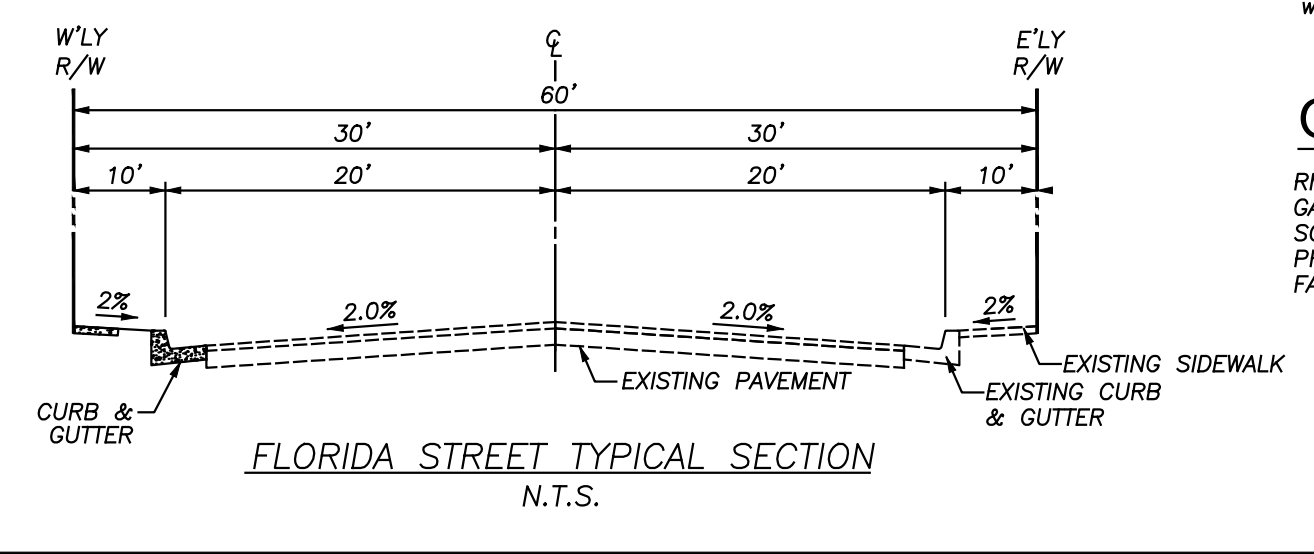
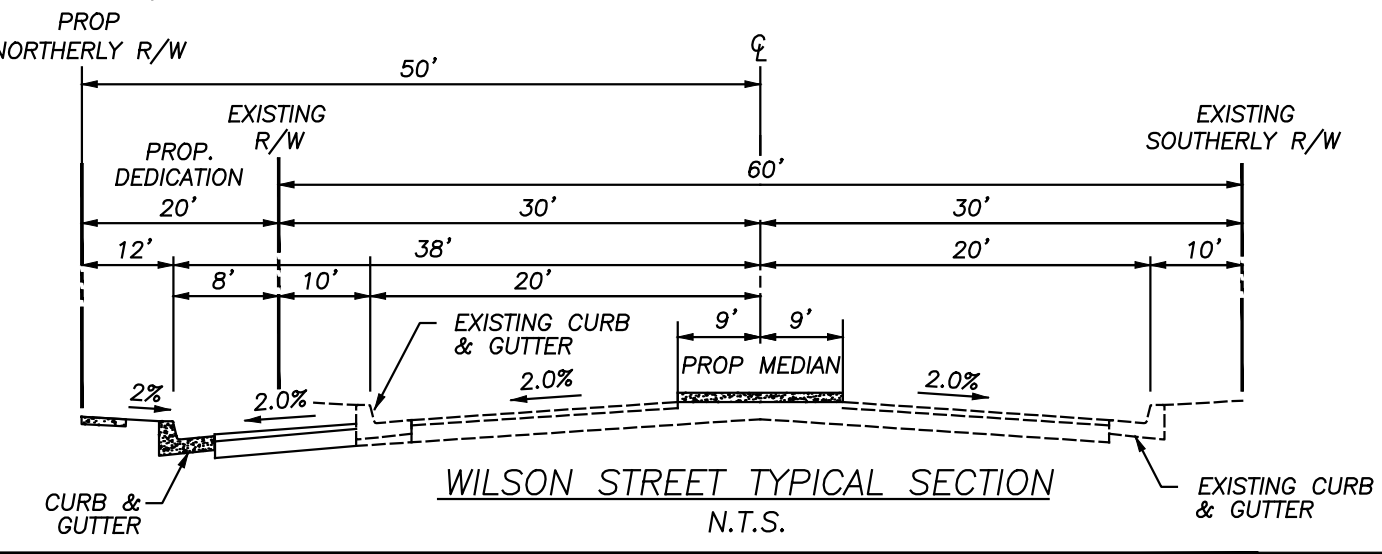
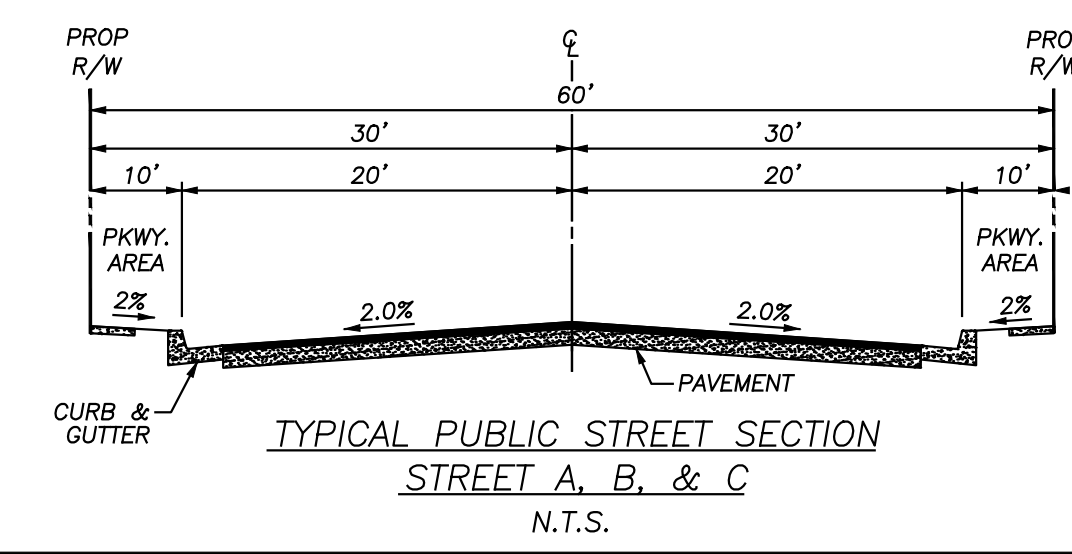
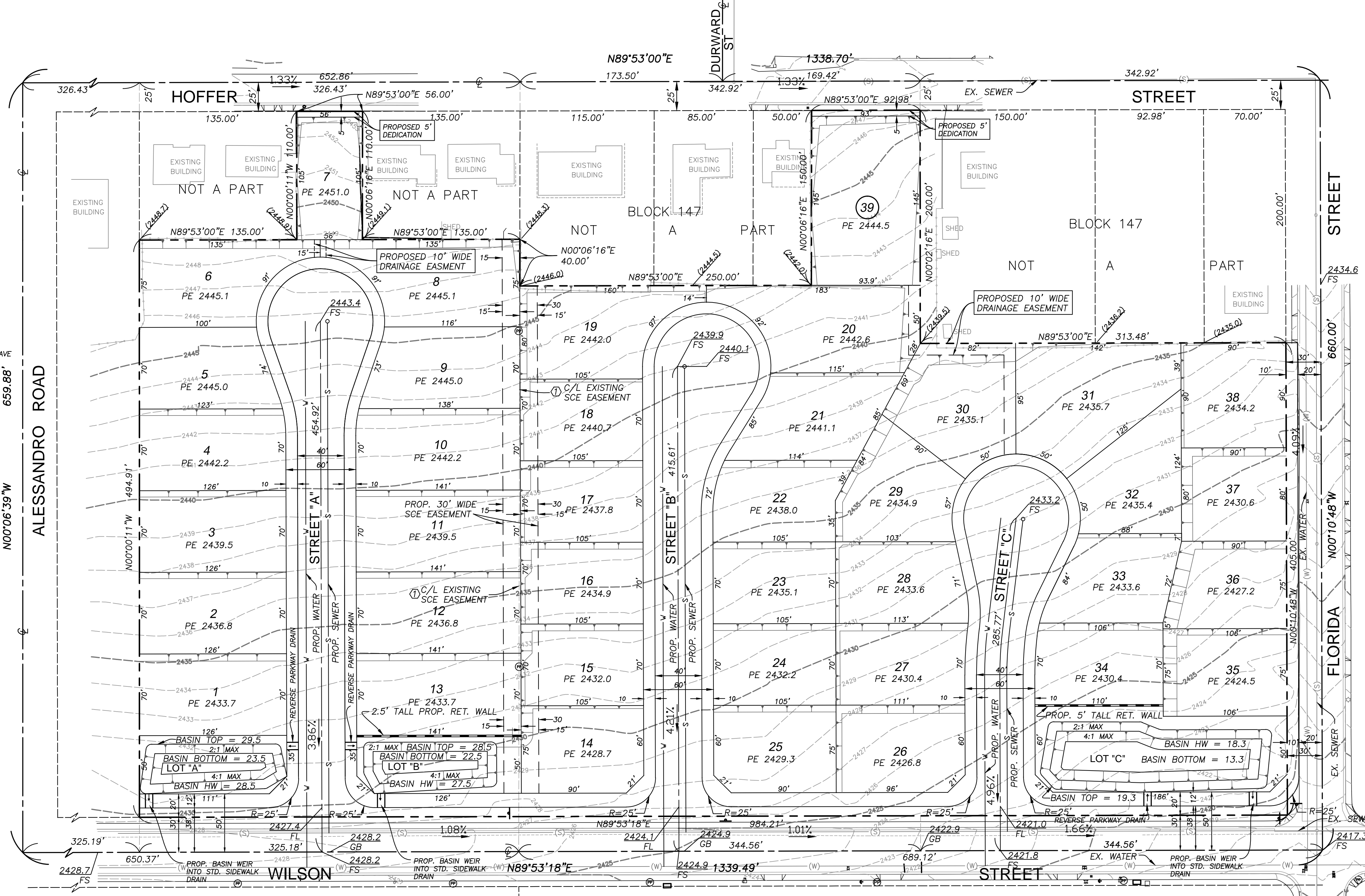
SFR LOTS	SQ. FT.	ACRE
OPEN SPACE	334,410	7.68
LOT A (BASIN)	6,205	0.14
LOT B (BASIN)	6,941	0.16
LOT C (BASIN)	14,917	0.34
PARKWAY AREA	33,709	0.77
PUBLIC STREETS (AC PAVE.)	46,040	1.06
WILSON STREET DEDICATION	22,767	0.52
TOTAL:	464,990	10.67

EARTHWORK QUANTITIES:

QUANTITIES ARE FOR TENTATIVE MAP PURPOSES ONLY AND ARE BASED ON THE PROPOSED GRADES SHOWN HEREON. A PROPOSED UNDERCUT SECTION FOR STREET IMPROVEMENTS AND THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY ENGEN, DATED APRIL 4, 2014. CONTRACTOR IS RESPONSIBLE FOR PREPARING HIS OWN "QUANTITY TAKE-OFF" AND BID RELATED TO GRADING QUANTITIES

CUT: APPROX. 14,400 CUBIC YARDS
 FILL: APPROX. 21,900 CUBIC YARDS
 IMPORT: 7,500 CUBIC YARDS
 EXPORT: 0 CUBIC YARDS

THESE QUANTITIES ARE SUBJECT TO CHANGE.



GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBERS: 534-183-014, 534-200-004, 534-200-008 & 534-200-047
- THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
- TENTATIVE MAP AREA IS LOCATED IN THOMAS BROS. MAPS 2010 EDITION ON PAGE 722-GRID B2 & C2
- GENERAL PLAN & ZONING:
 EXISTING ZONING LDR
 PROPOSED ZONING LDR
 EXISTING GP LDR
 PROPOSED GP LDR
 EXISTING SURROUNDING ZONING:
 NORTH - LDR
 SOUTH - PUBLIC FACILITIES
 EAST - LDR
 WEST - LDR
- EXISTING LAND USE:
 NORTH: SINGLE FAMILY RESIDENCE
 SOUTH: VACANT & SCHOOL
 EAST: SINGLE FAMILY RESIDENCE
 WEST: SINGLE FAMILY RESIDENCE
- WILSON STREET AND FLORIDA STREET AND STREETS A, B, & C ARE ALL PUBLIC STREETS
- THE TOPOGRAPHY ON THIS MAP HAS A CONTOUR INTERVAL OF 1 FOOT AND WAS PROVIDED BY GUYETT GEOMATICS, INC.
- THE SITE IS IN FEMA FLOOD ZONE X.
- THERE ARE NO EXISTING STRUCTURES WITHIN THE PROPOSED IMPROVEMENTS.
- THE AREA IS NOT WITHIN A FAULT ZONE.

PROJECT DATA

EXISTING ZONING	LDR
PROPOSED ZONING	39
# OF LOTS	464,990 SF (10.67 AC)
TOTAL SITE AREA (GROSS)	442,223 SF (10.15 AC)
TOTAL SITE AREA (NET)	6,190 SF
MINIMUM LOT SIZE	13,981 SF
AVERAGE LOT SIZE	8,575 SF
PROJECT DENSITY (GROSS)	3.66 DU/AC
PROJECT DENSITY (NET)	3.84 DU/AC

LEGEND:

- BSL BUILDING SETBACK LINE
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- PI POINT OF INTERSECTING GRADE
- LP LOW POINT
- HP HIGH POINT
- GB GRADE BREAK
- (XX,XX) EXISTING ELEVATION
- 39 LOT NUMBER
- PE 2427.0 PAD ELEVATION
- 2:1 SLOPE UNLESS OTHERWISE NOTED
- TRACT BOUNDARY
- (S) EXIST. SEWER
- (W) EXIST. WATER
- S PROP. SEWER
- W PROP. WATER
- FIRE HYDRANT
- GUY ANCHOR
- LIGHT POLE
- MAIL BOX
- PULL BOX
- POWER POLE
- SIGN
- SMH
- TRAVERSE POINT
- TREE
- METER
- WW

ENGINEER

UNITED ENGINEERING GROUP-CA, INC.
 8885 HAVEN AVENUE
 SUITE 195
 RANCHO CUCAMONGA, CA 91730
 PHONE: 909.466.9240
 www.unitedeng.com

OWNER/APPLICANT

RMG RESIDENTIAL 2010, LLP 8800 N.
 GAINY CENTER DRIVE SUITE 255
 SCOTTSDALE, AZ 85258
 PHONE: 480-609-1200
 FAX: 480-609-1191

NO.	DESCRIPTION	DATE

BENCHMARK:
 No. J 71 RESET ELEV.=2347.4 (NAVD 88) BRASS DISK IN TOP OF CURB, IN LIVINGSTON ST., 82.5 FT E/O CENTER OF SAN GORGONIO AVE, 68.5 FT W/O CENTER OF ALLEY, 20.5 N/O CENTER OF LIVINGSTON ST., IN THE CITY OF BANNING.

BASIS OF BEARING:
 THE BEARING N89°53'18"E SHOWN AS THE CENTERLINE OF WILSON STREET ON R.S. 132/16 WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

PREPARED UNDER THE DIRECT SUPERVISION OF:
 DEAN C. PHILLIPS DATE 3-26-2019
 P.L.S. NO. 6974
 EXPIRES SEPTEMBER 30, 2019

LAND SURVEYOR
 DEAN C. PHILLIPS
 EXP. 9/30/19
 NO. 6974
 STATE OF CALIFORNIA

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 California 91730
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CITY OF BANNING

TENTATIVE TRACT MAP NO. 36710

DATE: FEBRUARY 1, 2019
SCALE: 1" = 50'
SHEET 1 OF 1
PROJECT NUMBER: CA-16809