



City of Banning

Community Development Department

NOTICE OF INTENT TO ADOPT A NOTICE OF EXEMPTION AND NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF TENTATIVE TRACT MAPS 37766, 37767, 37768, 37769 AND 37770 A SUBDIVISION OF MULTIPLE PROPERTIES INTO SINGLE-FAMILY RESIDENTIAL LOTS LOCATED WITHIN THE RANCHO SAN GORGONIO SPECIFIC PLAN, EAST OF SUNSET AVENUE, WEST OF SAN GORGONIO AVENUE, NORTH OF DEATH VALLEY ROAD AND SOUTH OF WESTWARD AVENUE

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning Planning Commission, to be held on Wednesday, July 8, 2020, at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider a Notice of Exemption and Tentative Tract Map's 37766, 37767, 37768, 37769 and 37770 located in the Rancho San Gorgonio Specific Plan. The Community Development Department has determined that no further environmental review is necessary pursuant to CEQA Guidelines Section 15162.

Pursuant Governor's Executive Order N-29-20 all public gatherings, regardless of venue or size, the Council Chambers shall occur with limited capacity and by videoconferencing. For this meeting, the Planning Commissioners, City staff, and public will be able to observe and participate in this meeting in one of the following ways listed below:

Videoconference: <https://join.freeconferencecall.com/cityofbanning>

Online meeting ID: cityofbanning.

To just listen to the meeting or to offer audio comments only when recognized for that purpose:

Dial-in number: (617) 793-8135

NOTE: Due to COVID-19, the Council Chambers will be open to the public in a limited capacity only.

Information regarding the Notice of Exemption can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the following link: <http://www.ci.banning.ca.us/426/Public-Notices-Announcements>

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 Planning Commission 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 Rush, M.A., AICP
Community Development Director

Dated: June 23, 2020
Publish: June 26, 2020

SCALE: 1" = 60'

0 30 60 120

SCALE FEET

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~~MAY, 2020~~

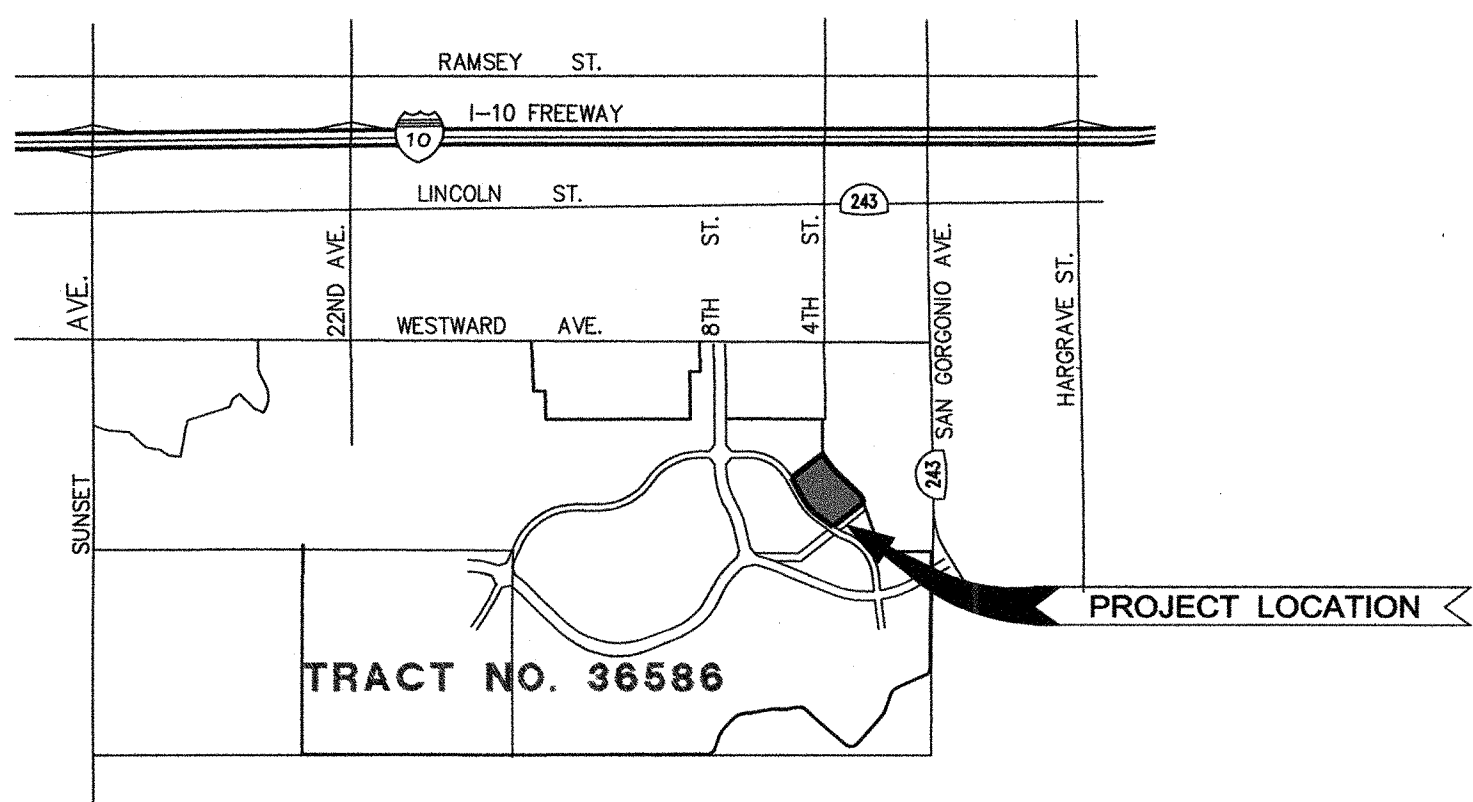
1. EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
2. ADJACENT LAND USE: EAST: FLOOD CONTROL
NORTH: RESIDENTIAL, VACANT
WEST: PUBLIC STREET
SOUTH: OPEN SPACE
3. EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN
LOW DENSITY RESIDENTIAL 4500 (PA 6D)
4. SCHOOL : BANNING UNIFIED SCHOOL DISTRICT
5. PROPOSED WATER SERVICE WILL BE PROVIDED BY THE CITY OF BANNING
6. POLICE AND FIRE SERVICES WILL BE PROVIDED BY THE CITY OF BANNING
7. PROPOSED SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BANNING
8. ALL UTILITIES SHALL BE UNDERGROUND:
GAS SOUTHERN CALIFORNIA GAS CO.
ELECTRIC CITY OF BANNING
TELEPHONE FRONTIER
CABLE TV SPECTRUM
SEWER CITY OF BANNING
WATER CITY OF BANNING
STORM DRAIN RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT,
CITY OF BANNING
9. ASSESSOR'S PARCEL NO. - PORTION OF 543-040-001
10. THOMAS GUIDE: MAP PAGES 721 AND 722
11. AERIAL TOPOGRAPHY WAS PREPARED BY: TERRASCRIBE INC.
DATE OF PHOTOGRAPHY: 09-19-2012
12. FEMA FLOOD ZONE: "X"
13. GROSS AREA: 9.97 ACRES
14. CONTOUR INTERVAL: AS SHOWN
15. DATE OF MAP PREPARATION: FEBRUARY 2020
16. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE
FINAL MAPS FOR THIS TENTATIVE MAP
17. STREETS WILL BE CONSTRUCTED PER CITY OF BANNING STANDARDS
18. ALL SLOPES TO BE 2:1 MAXIMUM

LOT 2 OF TRACT 36586-1 IN THE CITY OF BANNING,
AS RECORDED IN BOOK XX, PAGE ZZ OF MAPS
RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ELEVATIONS SHOWN HEREON ARE IN THE TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF NAVD - 88 BASED LOCALLY UPON THE FOLLOWING BENCH MARK : BRONZE DISK STAMPED L 448 1949 IN THE TOP OF THE APPROXIMATE CENTER OF THE NORTH HEAD WALL, AND ABOUT 5 FEET LOWER THAN THE TRACK, AT A LARGE CONCRETE CULVERT, LOCATED 1.3 MILES WEST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION IN BANNING, 77 FEET WEST OF MILEPOST 567.

ELEVATION : 2420.82 FEET

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 6, NSRS 2007 (CSRS 20011.0000 EPOCH), AS DETERMINED LOCALLY BY A LINE BETWEEN CGPS STATIONS "P584" AND "CRPF", BEING N 39°40'38" W.



VICINITY MAP
NOT TO SCALE

BSL	BUILDING SETBACK LINE
EVA	EMERGENCY VEHICLE ACCESS
FG	FIRE HYDRANT
FH	FINISH GRADE
FS	FINISH SURFACE
LDR	LOW DENSITY RESIDENTIAL
NG	NATURAL GROUND
PE	PAD ELEVATION
SF	SQUARE FEET
U	INDICATES FIRE HYDRANT
— S —	INDICATES SEWER LINE
— W —	INDICATES WATER LINE
— SD —	INDICATES STORM DRAIN
— RW —	INDICATES RECLAIMED WATER LINE
— 2200 —	INDICATES CONTOUR LINE
— — — — —	INDICATES TRACT BOUNDARY
— C —	INDICATES STREET CENTERLINE
— — — — —	INDICATES LOT LINE
— — — — —	INDICATES CURB AND GUTTER



1. TOTAL GROSS AREA = 9.97 Ac
2. TOTAL NUMBERED LOTS = 57.
3. MINIMUM LOT SIZE = 4,500 SF (RESIDENTIAL LOTS)
4. LOT DENSITY = 5.7 LOTS / ACRE
5. LINEAL FEET OF NEW STREETS = 1,830 LF
6. DIMENSIONS SHOWN HEREON ARE APPROXIMATE

RANCHO SAN GORGONIO, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: Mr. Nolan Leggio
(909) 481-1150

PETRA GEOSCIENCES, Inc.
40880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CALIFORNIA 92591-6022
REPORT REFERENCE J.N. 19-262, DATED OCTOBER 10, 2019
CONTACT: Mr. DOUGLASS L. JOHNSTON, CEG 2477
(951) 600-9271

RESIDENTIAL LOTS 1-57
STREETS "A STREET", "B STREET", "C STREET", and "D STREET"

TENTATIVE TRACT 37767 DATA		
	RSG SP	TTM 37767
PLANNING AREA	6D	6D
ZONING	LDR 4500	LDR 4500
MINIMUM LOT SIZE	4,500 SF	4,500 SF
GROSS ACRES	10.0 ACRES	9.97 ACRES
TOTAL LOTS	60	57
DENSITY	6.0	5.7
MINIMUM LOT DEPTH	90'	90'
MINIMUM LOT WIDTH	45'	45'
CORNER LOT WIDTH	50'	50'

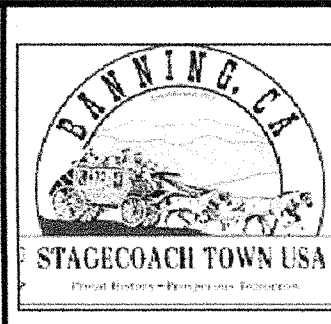
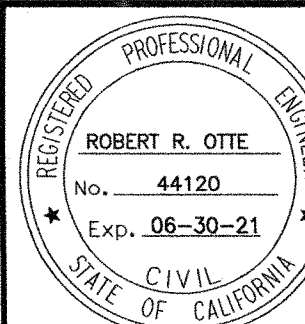
LOT NUMBER	LOT AREA
1	4,500 SF
2	4,907 SF
3	5,148 SF
4	5,375 SF
5	5,375 SF
6	5,386 SF
7	4,907 SF
8	4,907 SF
9	4,500 SF
10	6,645 SF
11	5,655 SF
12	5,587 SF
13	5,587 SF
14	5,582 SF
15	5,352 SF
16	6,308 SF
17	10,559 SF
18	10,237 SF
19	6,562 SF
20	6,124 SF
21	6,794 SF
22	7,080 SF
23	7,053 SF
24	6,600 SF
25	6,140 SF
26	6,043 SF
27	6,281 SF
28	6,661 SF
29	8,356 SF
30	12,360 SF
31	10,558 SF
32	4,685 SF
33	4,930 SF
34	5,161 SF
35	5,167 SF
36	5,155 SF
37	4,954 SF
38	5,965 SF
39	5,161 SF
40	5,260 SF
41	5,118 SF
42	4,955 SF
43	4,788 SF
44	4,500 SF
45	4,834 SF
46	5,400 SF
47	5,287 SF
48	4,507 SF
49	4,544 SF
50	5,084 SF
51	5,753 SF
52	5,839 SF
53	5,769 SF
54	4,500 SF
55	4,500 SF
56	4,500 SF
57	5,139 SF
"A" STREET	26,107 SF
"B" STREET	28,613 SF
"C" STREET	19,213 SF
"D" STREET	24,850 SF

[illegible]

OTTE-BERKELEY GROUPE, INC.
575 E. CARREON DRIVE
COLTON, CALIFORNIA 92324-3000
TEL: (909) 370-0911 FAX: (909) 370-1211
E-mail: john@obgcivil.com

ROBERT OTTE
RCE #44120 EXP. 06-30-21

DATE _____



RECOMMENDED FOR APPROVAL BY:

LUIS A. CARDENAS, RCE #78335 EXP. 9/30/21
SENIOR CIVIL ENGINEER

EXP. 9/30/21

EXP. 6/30/20

ENGINEER

TENTATIVE TRACT 37767
RANCHO SAN GORGONIO: PA 6D

W.O. No.

CIP No.

Project No.

SHEET 1 OF 2

[illegible]

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TENTATIVE TRACT MAP 37769
CITY of BANNING, CALIFORNIA
RANCHO SAN GORGONIO SPECIFIC PLAN ~ PLANNING AREA 5E
MAY, 2020

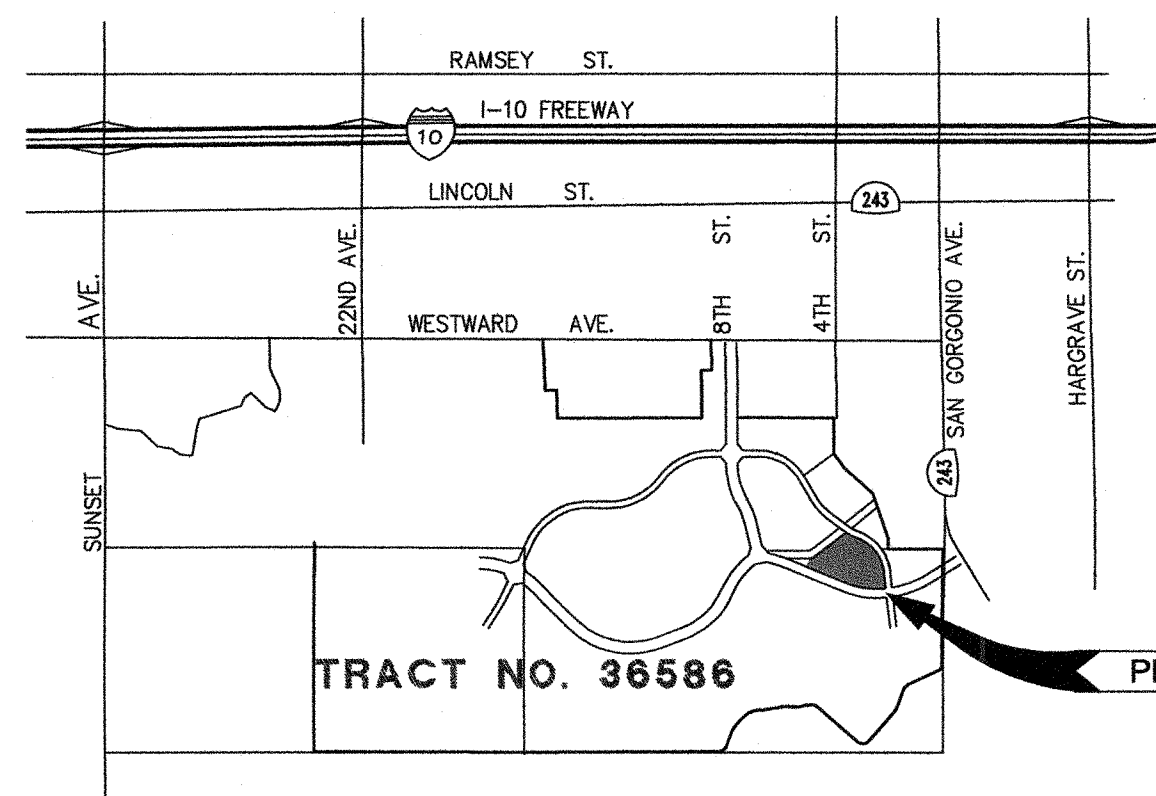
TENTATIVE TRACT 37769 DATA		
	RSG SP	TTM 37769
PLANNING AREA	5E	5E
ZONING	LDR 5000	LDR 5000
MINIMUM LOT SIZE	5,000 SF	5,000 SF
GROSS ACRES	10.4 ACRES	10.34 ACRES
TOTAL LOTS	54	48
DENSITY	5.2	4.64
MINIMUM LOT DEPTH	100'	100'
MINIMUM LOT WIDTH	45'	45'
CORNER LOT WIDTH	50'	50'

GENERAL INFORMATION

1. EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
2. ADJACENT LAND USE: NORTH: OPEN SPACE / PASEO (PA 14C)
EAST: RESIDENTIAL, VACANT
SOUTH: OPEN SPACE / FLOOD CONTROL
WEST: OPEN SPACE / FLOOD CONTROL
3. EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN
LOW DENSITY RESIDENTIAL 5000
4. SCHOOL : BANNING UNIFIED SCHOOL DISTRICT
5. PROPOSED WATER SERVICE WILL BE PROVIDED BY THE CITY OF BANNING
6. POLICE AND FIRE SERVICES WILL BE PROVIDED BY THE CITY OF BANNING
7. PROPOSED SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BANNING
8. ALL UTILITIES SHALL BE UNDERGROUND:
GAS SOUTHERN CALIFORNIA GAS CO.
ELECTRIC CITY OF BANNING
TELEPHONE FRONTIER
CABLE TV SPECTRUM
SEWER CITY OF BANNING
WATER CITY OF BANNING
STORM DRAIN RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT,
CITY OF BANNING
9. ASSESSOR'S PARCEL NO. - PORTIONS OF 543-040-001 & 543-050-002
10. THOMAS GUIDE: MAP PAGES 721 AND 722
11. AERIAL TOPOGRAPHY WAS PREPARED BY: TERRASCRIBE INC.
DATE OF PHOTOGRAPHY: 09-19-2012
12. FEMA FLOOD ZONE: "X"
13. GROSS AREA: 10.34 ACRES
14. CONTOUR INTERVAL: AS SHOWN
15. DATE OF MAP PREPARATION: MAY 2020
16. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE
FINAL MAPS FOR THIS TENTATIVE MAP
17. STREETS WILL BE CONSTRUCTED PER CITY OF BANNING STANDARDS
18. ALL SLOPES 2:1 MAXIMUM

ABBREVIATIONS AND LEGEND

BSL	BUILDING SETBACK LINE
EVA	EMERGENCY VEHICLE ACCESS
FH	FIRE HYDRANT
FG	FINISH GRADE
FS	FINISH SURFACE
LDR	LOW DENSITY RESIDENTIAL
NG	NATURAL GROUND
PE	PAD ELEVATION
SF	SQUARE FEET
	INDICATES FIRE HYDRANT
	INDICATES SEWER LINE
	INDICATES WATER LINE
	INDICATES STORM DRAIN
	INDICATES RECLAIMED WATER LINE
	INDICATES CONTOUR LINE
	INDICATES TRACT BOUNDARY
	INDICATES STREET CENTERLINE
	INDICATES LOT LINE
	INDICATES CURB AND GUTTER



VICINITY MAP
NOT TO SCALE

MAP DATA

1. TOTAL GROSS AREA = 10.34 Ac
2. TOTAL NUMBERED LOTS = 48. TOTAL LETTERED LOTS = 1
3. MINIMUM LOT SIZE = 5,000 SF (RESIDENTIAL LOTS)
4. LOT DENSITY = 4.6 LOTS / ACRE
5. LINEAL FEET OF NEW STREETS = 1,825 LF
6. DIMENSIONS SHOWN HEREON ARE APPROXIMATE

SOILS ENGINEER

PETRA GEOSCIENCES, Inc.
40880 COUNTY CENTER DRIVE, SUITE M
TEMECULA, CALIFORNIA 92591-6022
REPORT REFERENCE J.N. 19-262, DATED OCTOBER 10, 2019
CONTACT: Mr. DOUGLASS L. JOHNSTON, CEG 2477
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OWNER / APPLICANT

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10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: Mr. Nolan Leggio
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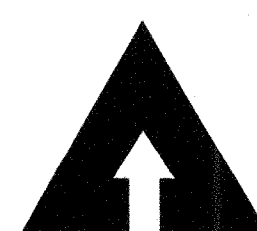
RESIDENTIAL LOTS 1-73 and LETTERED LOT "A"
STREETS "A STREET", "B STREET", "C STREET", and "D STREET"
LETTERED LOT PROPOSED USE: LOT "A": WQMP / FLOOD CONTROL BASIN and PUBLIC UTILITIES

LOT NUMBER	LOT AREA
1	6,199 SF
2	5,004 SF
3	5,004 SF
4	5,004 SF
5	5,004 SF
6	5,004 SF
7	5,004 SF
8	5,349 SF
9	6,377 SF
10	5,030 SF
11	5,030 SF
12	5,030 SF
13	5,030 SF
14	5,046 SF
15	5,000 SF
16	5,000 SF
17	5,000 SF
18	5,000 SF
19	5,777 SF
20	5,000 SF
21	8,701 SF
22	14,581 SF
23	9,692 SF
24	5,000 SF
25	5,010 SF
26	5,071 SF
27	5,000 SF
28	5,000 SF
29	5,000 SF
30	5,000 SF
31	5,096 SF
32	6,122 SF
33	6,334 SF
34	6,070 SF
35	5,683 SF
36	8,708 SF
37	6,425 SF
38	5,849 SF
39	7,933 SF
40	6,108 SF
41	6,319 SF
42	6,822 SF
43	7,208 SF
44	7,568 SF
45	5,372 SF
46	5,372 SF
47	5,372 SF
48	7,100 SF
LOT "A" (WQMP)	33,460 SF
"A" STREET	33,457 SF
"B" STREET	36,678 SF
"C" STREET	28,278 SF
"D" STREET	5,995 SF

REVISIONS

[illegible]

PLANS PREPARED UNDER THE SUPERVISION OF

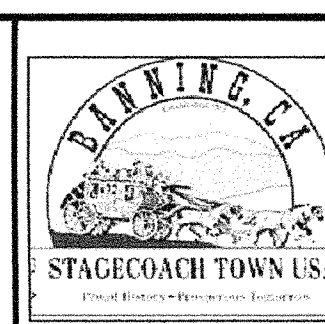
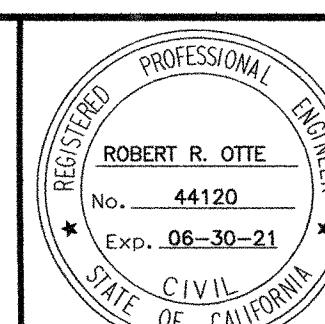


OTTE-BERKELEY GROUPE, INC.
575 E. CARREON DRIVE
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TEL: (909) 370-0911 FAX: (909) 370-1211
E-mail: john@obacivil.com

SUBMITTED BY:

ROBERT OTTE
RCE #44120 EXP. 06-30-21

DATE _____



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

LUIS A. CARDENAS, RCE #78335 EXP. 9/30/21
SENIOR CIVIL ENGINEER

APPROVED BY:

ARTURO VELA, RCE #75696 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER

TENTATIVE TRACT 37769
RANCHO SAN GORGONIO: PA 5E

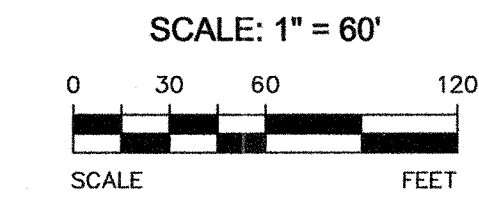
W.O. No.	
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CIP No.	
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Project No.

SHEET 1 OF 2

TENTATIVE TRACT MAP 37770
CITY of BANNING, CALIFORNIA
RANCHO SAN GORGONIO SPECIFIC PLAN ~ PLANNING AREAS 3C and 4D
MAY, 2020
T T 3 7 7 6 7

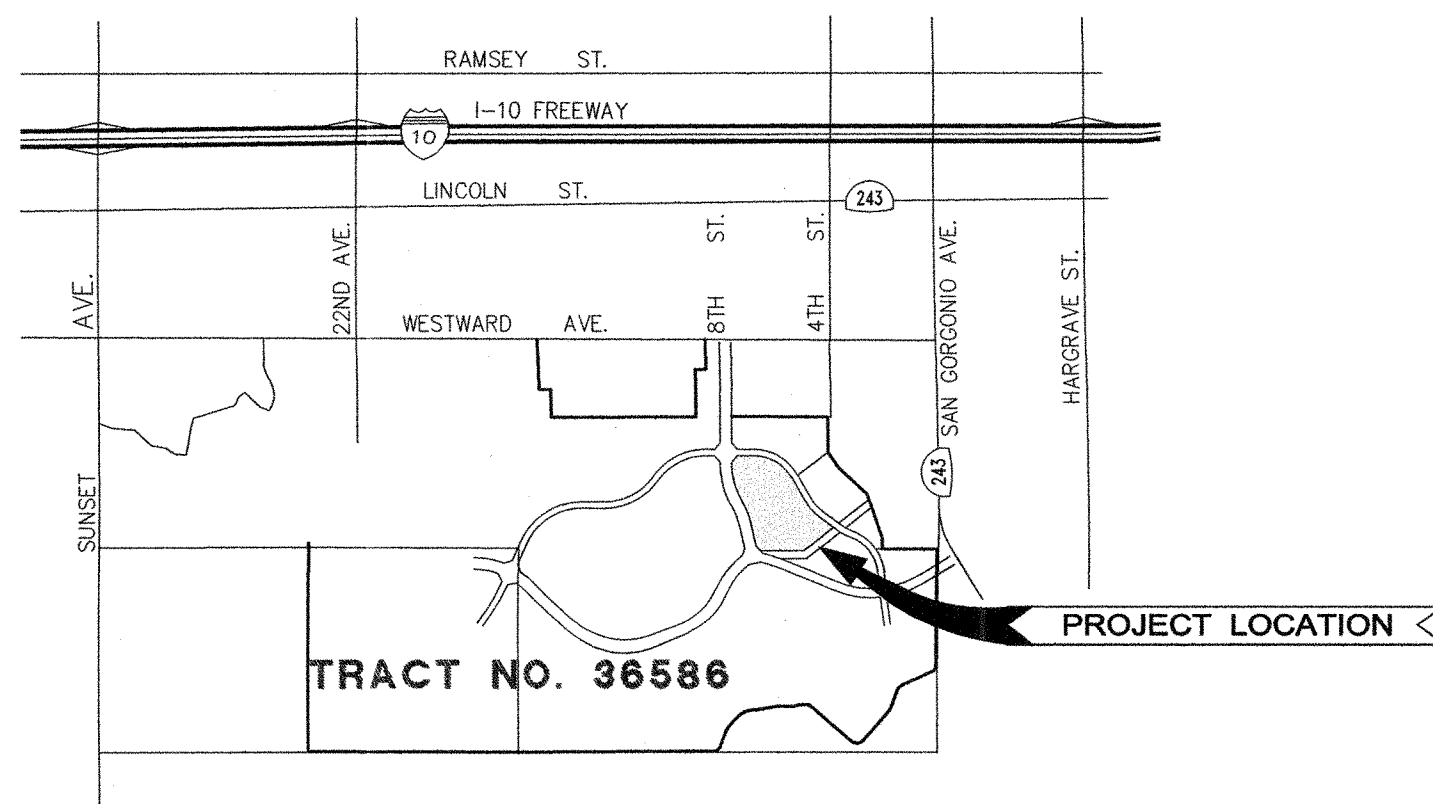


GENERAL INFORMATION

- EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- ADJACENT LAND USE: EAST: PUBLIC STREET / RESIDENTIAL (VACANT)
NORTH: PUBLIC STREET / RESIDENTIAL (VACANT)
WEST: PUBLIC STREET / OPEN SPACE - FLOOD CONTROL
SOUTH: OPEN SPACE
- EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN
LOW DENSITY RESIDENTIAL 6000 (PA 3C), LDR 5500 (PA 4D)
PA 3C WILL BE 5,500 SF AS PART OF A MINOR
MODIFICATION REQUEST OF TEN PERCENT.
- SCHOOL: BANNING UNIFIED SCHOOL DISTRICT
- PROPOSED WATER SERVICE WILL BE PROVIDED BY THE CITY OF BANNING
- POLICE AND FIRE SERVICES WILL BE PROVIDED BY THE CITY OF BANNING
- PROPOSED SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BANNING
- ALL UTILITIES SHALL BE UNDERGROUND:
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STORM DRAIN RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT,
CITY OF BANNING
- ASSESSOR'S PARCEL NO. - PORTIONS OF 543-040-001 & 543-040-002
- THOMAS GUIDE: MAP PAGES 721 AND 722
- AERIAL TOPOGRAPHY WAS PREPARED BY: TERRASCRIBE INC.
DATE OF PHOTOGRAPHY: 09-19-2012
- FEMA FLOOD ZONE: "X"
- GROSS AREA: 21.37 ACRES
- CONTOUR INTERVAL: AS SHOWN
- DATE OF MAP PREPARATION: MAY 2020
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE
FINAL MAPS FOR THIS TENTATIVE MAP
- STREETS WILL BE CONSTRUCTED PER CITY OF BANNING STANDARDS
- ALL SLOPES ARE 2:1 MAXIMUM

ABBREVIATIONS AND LEGEND

BSL	BUILDING SETBACK LINE
EVA	EMERGENCY VEHICLE ACCESS
FH	FIRE HYDRANT
FG	FINISH GRADE
FS	FINISH SURFACE
LDR	LOW DENSITY RESIDENTIAL
NG	NATURAL GROUND
PE	PAD ELEVATION
SF	SQUARE FEET
Y	INDICATES FIRE HYDRANT
S	INDICATES SEWER LINE
W	INDICATES WATER LINE
SD	INDICATES STORM DRAIN
RW	INDICATES RECLAIMED WATER LINE
2200	INDICATES CONTOUR LINE
C	INDICATES TRACT BOUNDARY
C	INDICATES STREET CENTERLINE
C	INDICATES LOT LINE
C	INDICATES CURB AND GUTTER



VICINITY MAP
NOT TO SCALE

MAP DATA

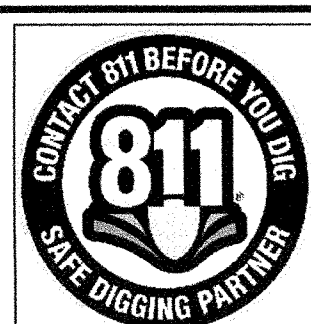
- TOTAL GROSS AREA = 21.37 Ac
- TOTAL NUMBERED LOTS = 105
- MINIMUM LOT SIZE = 5,500 SF
- LOT DENSITY = 4.91 LOTS / ACRE
- LINEAL FEET OF NEW STREETS = 4,182 LF
- DIMENSIONS SHOWN HEREON ARE APPROXIMATE

RESIDENTIAL LOTS 1-105
STREETS "A STREET", "B STREET", "C STREET", "D STREET",
"E STREET", and "F STREET"



OWNER / APPLICANT

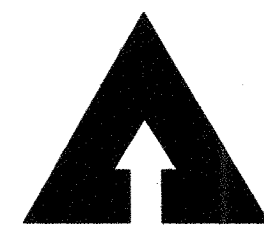
RANCHO SAN GORGONIO, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: Mr. Nolan Leggio
(909) 481-1150



REVISIONS

MARK	DATE	APPR

PLANS PREPARED UNDER THE SUPERVISION OF

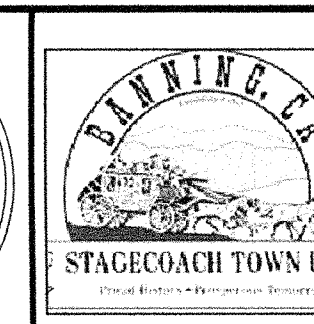
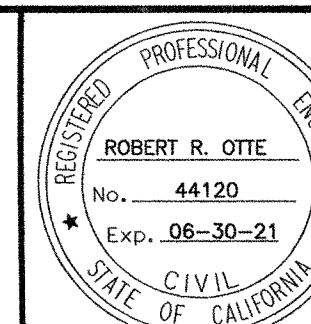


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COLTON, CALIFORNIA 92324-3000
TEL: (909) 370-0911 FAX: (909) 370-1211
E-mail: john@obgcivil.com

SUBMITTED BY:

ROBERT OTTE
RCE #44120 EXP. 06-30-21

DATE



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

LUIS A. CARDENAS, RCE #78335 EXP. 9/30/21

DATE

APPROVED BY:

ARTURO VELA, RCE #75696 EXP. 6/30/20
PUBLIC WORKS DIRECTOR/CITY ENGINEER

DATE

TENTATIVE TRACT 37770
RANCHO SAN GORGONIO: PA 3C and PA 4D

W.O. No.

CIP No.

Project No.

SHEET 1 OF 2