



City of Banning

Community Development Department

NOTICE OF INTENT TO ADOPT A NOTICE OF DETERMINATION 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 City Council, to be held on Tuesday, August 25, 2020, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider a Notice of Determination 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 City Council, 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 limited capacity only.

Information regarding the Notice of Determination 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: August 11, 2020
Publish: August 14, 2020

TENTATIVE TRACT MAP 37766

CITY of BANNING, CALIFORNIA

RANCHO SAN GORGONIO SPECIFIC PLAN ~ PLANNING AREA 16 C

DECEMBER, 2019

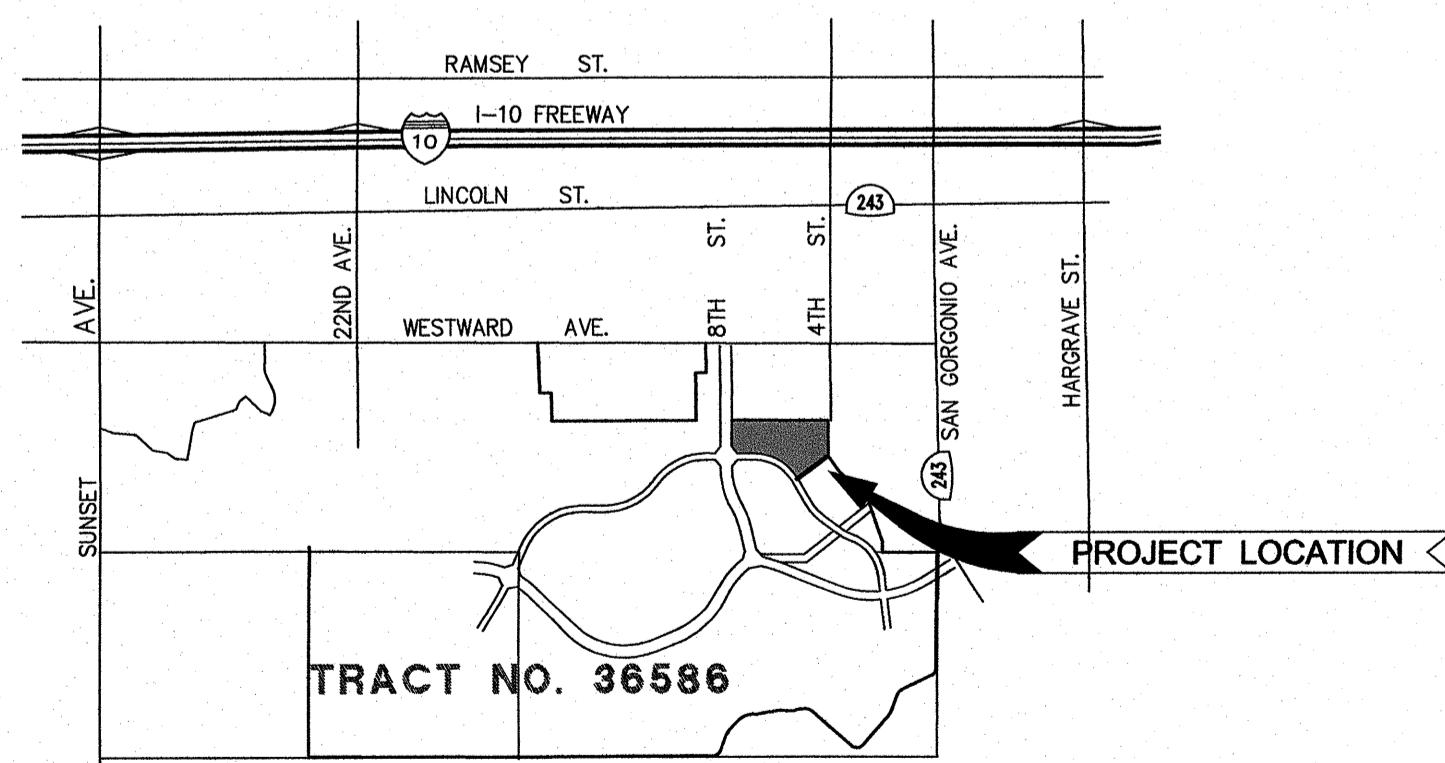
SCALE: 1" = 60'
0 30 60 120
SCALE FEET

GENERAL INFORMATION

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- ADJACENT LAND USE: RESIDENTIAL, VACANT
- EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN
- LOW DENSITY RESIDENTIAL 4500
- 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:
- 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
- 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: 14.16 ACRES
- CONTOUR INTERVAL: AS SHOWN
- DATE OF MAP PREPARATION: DECEMBER 2019
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE MAP
- STREETS WILL BE CONSTRUCTED PER CITY OF BANNING STANDARDS
- THE SPECIFIC PLAN DESIGNATION FOR PLANNING AREA 16C IS FOR A SCHOOL SITE. ACCORDING TO SPECIFIC PLAN TABLE 5.1, A SCHOOL MAY BE REPLACED WITH RESIDENTIAL DEVELOPMENT. THE SITE WILL BE DEVELOPED AS LOW DENSITY RESIDENTIAL (LDR) 4500.

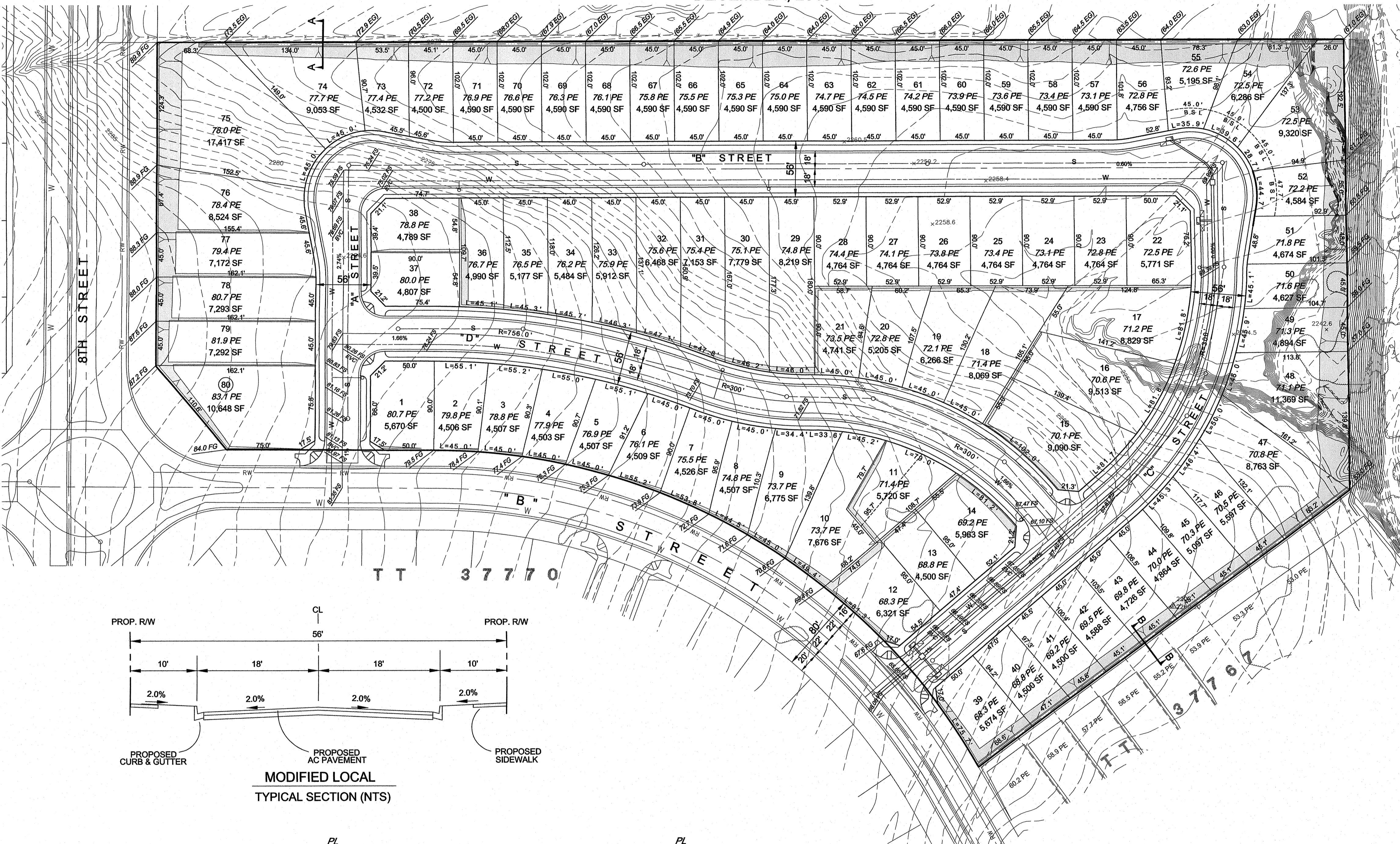
ABBREVIATIONS AND LEGEND

EVA	EMERGENCY VEHICLE ACCESS
FH	PIRE HYDRANT
FG	FINISH GROUND
FS	FINISH SURFACE
LDR	LOW DENSITY RESIDENTIAL
NG	NATURAL GROUND
PE	PAD ELEVATION
SF	SQUARE FEET
SF	SQUARE FEET
INDICATES FIRE HYDRANT	
INDICATES SEWER LINE	
INDICATES WATER LINE	



VICINITY MAP

NOT TO SCALE



LOT NUMBER	LOT AREA
1	5,670 SF
2	4,506 SF
3	4,503 SF
4	4,507 SF
5	4,507 SF
6	4,509 SF
7	4,526 SF
8	4,507 SF
9	6,775 SF
10	7,676 SF
11	5,720 SF
12	6,321 SF
13	4,500 SF
14	5,963 SF
15	9,090 SF
16	9,513 SF
17	8,829 SF
18	8,069 SF
19	6,266 SF
20	5,205 SF
21	4,741 SF
22	5,771 SF
23	4,764 SF
24	4,764 SF
25	4,764 SF
26	4,764 SF
27	4,764 SF
28	4,674 SF
29	8,219 SF
30	7,779 SF
31	7,153 SF
32	6,468 SF
33	5,912 SF
34	5,484 SF
35	5,177 SF
36	4,990 SF
37	4,503 SF
38	4,789 SF
39	4,507 SF
40	4,500 SF
41	4,500 SF
42	4,588 SF
43	4,726 SF
44	4,864 SF
45	5,097 SF
46	5,597 SF
47	8,763 SF
48	11,369 SF
49	4,894 SF
50	4,627 SF
51	4,674 SF
52	4,584 SF
53	9,320 SF
54	6,286 SF
55	5,195 SF
56	4,756 SF
57	4,590 SF
58	4,590 SF
59	4,590 SF
60	4,590 SF
61	4,590 SF
62	4,590 SF
63	4,590 SF
64	4,590 SF
65	4,590 SF
66	4,590 SF
67	4,590 SF
68	4,590 SF
69	4,590 SF
70	4,590 SF
71	4,590 SF
72	4,500 SF
73	4,532 SF
74	9,053 SF
75	17,417 SF
76	8,524 SF
77	7,172 SF
78	7,292 SF
79	8,19 SF
80	7,293 SF
81	8,07 SF
82	8,07 SF
83	8,31 PE
84	8,31 PE
85	8,31 PE
86	8,31 PE
87	8,31 PE
88	8,31 PE
89	8,31 PE
90	8,31 PE
91	8,31 PE
92	8,31 PE
93	8,31 PE
94	8,31 PE
95	8,31 PE
96	8,31 PE
97	8,31 PE
98	8,31 PE
99	8,31 PE
100	8,31 PE
101	8,31 PE
102	8,31 PE
103	8,31 PE
104	8,31 PE
105	8,31 PE
106	8,31 PE
107	8,31 PE
108	8,31 PE
109	8,31 PE
110	8,31 PE
111	8,31 PE
112	8,31 PE
113	8,31 PE
114	8,31 PE
115	8,31 PE
116	8,31 PE
117	8,31 PE
118	8,31 PE
119	8,31 PE
120	8,31 PE
121	8,31 PE
122	8,31 PE
123	8,31 PE
124	8,31 PE
125	8,31 PE
126	8,31 PE
127	8,31 PE
128	8,31 PE
129	8,31 PE
130	8,31 PE
131	8,31 PE
132	8,31 PE
133	8,31 PE
134	8,31 PE
135	8,31 PE
136	8,31 PE
137	8,31 PE
138	8,31 PE
139	8,31 PE
140	8,31 PE
141	8,31 PE
142	8,31 PE
143	8,31 PE
144	8,31 PE
145	8,31 PE
146	8,31 PE
147	8,31 PE
148	8,31 PE
149	8,31 PE
150	8,31 PE
151	8,31 PE
152	8,31 PE
153	8,31 PE
154	8,31 PE
155	8,31 PE
156	8,31 PE
157	8,31 PE
158	8,31 PE
159	8,31 PE
160	8,31 PE
161	8,31 PE
162	8,31 PE
163	8,31 PE
164	8,31 PE
165	8,31 PE
166	8,31 PE
167	8,31 PE
168	8,31 PE
169	8,31 PE
170	8,31 PE
171	8,31 PE
172	8,31 PE
173	8,31 PE
174	8,31 PE
175	8,31 PE
176	8,31 PE
177	8,31 PE
178	8,31 PE
179	8,31 PE
180	8,31 PE
181	8,31 PE
182	8,31 PE
183	8,31 PE
184	8,31 PE
185	8,31 PE
186	8,31 PE
187	8,31 PE
188	8,31 PE
189	8,31 PE
190	8,31 PE
191	8,31 PE
192	8,31 PE
193	8,31 PE
194	8,31 PE
195	8,31 PE
196	8,31 PE
197	8,31 PE
198	8,31 PE
199	8,31 PE
200	8,31 PE
201	8,31 PE
202	8,31 PE
203	8,31 PE
204	8,31 PE
205	8,31 PE
206	8,31 PE
207	8,31 PE
208	8,31 PE
209	8,31 PE
210	8,31 PE
211	8,31 PE
212	8,31 PE
213	8,31 PE
214	8,31 PE
215	8,31 PE
216	8,31 PE
217	8,31 PE
218	8,31 PE
219	8,31 PE
220	8,31 PE
221	8,31 PE
222	8,31 PE
223	8,31 PE
224	8,31 PE
225	8,31 PE
226	8,31 PE
227	8,31 PE
228	8,31 PE
229	8,31 PE
230	8,31 PE
231	8,31 PE
232	8,31 PE
233	8,31 PE
234	8,31 PE
235	8,31 PE
236	8,31 PE
237	8,31 PE
238	8,31 PE
239	8,31 PE
240	8,31 PE
241	8,31 PE
242	8,31 PE
243	8,31 PE
244	8,31 PE
245	8,31 PE
246	8,31 PE
247	8,31 PE
248	8,31 PE
249	8,31 PE
250	8,31 PE
251	8,31 PE
252	8,31 PE
253	8,31 PE
254	8,31 PE
255	8,31 PE
256	8,31 PE
257	8,31 PE
258	8,31 PE
259	8,31 PE
260	8,31 PE
261	8,31 PE
262	8,31 PE
263	8,31 PE
264	8

TENTATIVE TRACT MAP 37767

CITY of BANNING, CALIFORNIA

RANCHO SAN GORGONIO SPECIFIC PLAN ~ PLANNING AREA 6D

MAY, 2020

SCALE: 1" = 50'
0 25 50 100
SCALE FEET

GENERAL INFORMATION

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- ADJACENT LAND USE: EAST: FLOOD CONTROL
NORTH: RESIDENTIAL, VACANT
WEST: PUBLIC STREET
SOUTH: OPEN SPACE
- EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN
LOW DENSITY RESIDENTIAL 4500 (PA 6D)
- 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:
 - 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
- ASSESSOR'S PARCEL NO. - PORTION OF 543-040-001
- 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: 9.97 ACRES
- CONTOUR INTERVAL: AS SHOWN
- DATE OF MAP PREPARATION: FEBRUARY 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 TO BE 2:1 MAXIMUM

LEGAL DESCRIPTION

LOT 2 OF TRACT 36586-1 IN THE CITY OF BANNING,
AS RECORDED IN BOOK XX, PAGE Z2 OF MAPS
RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

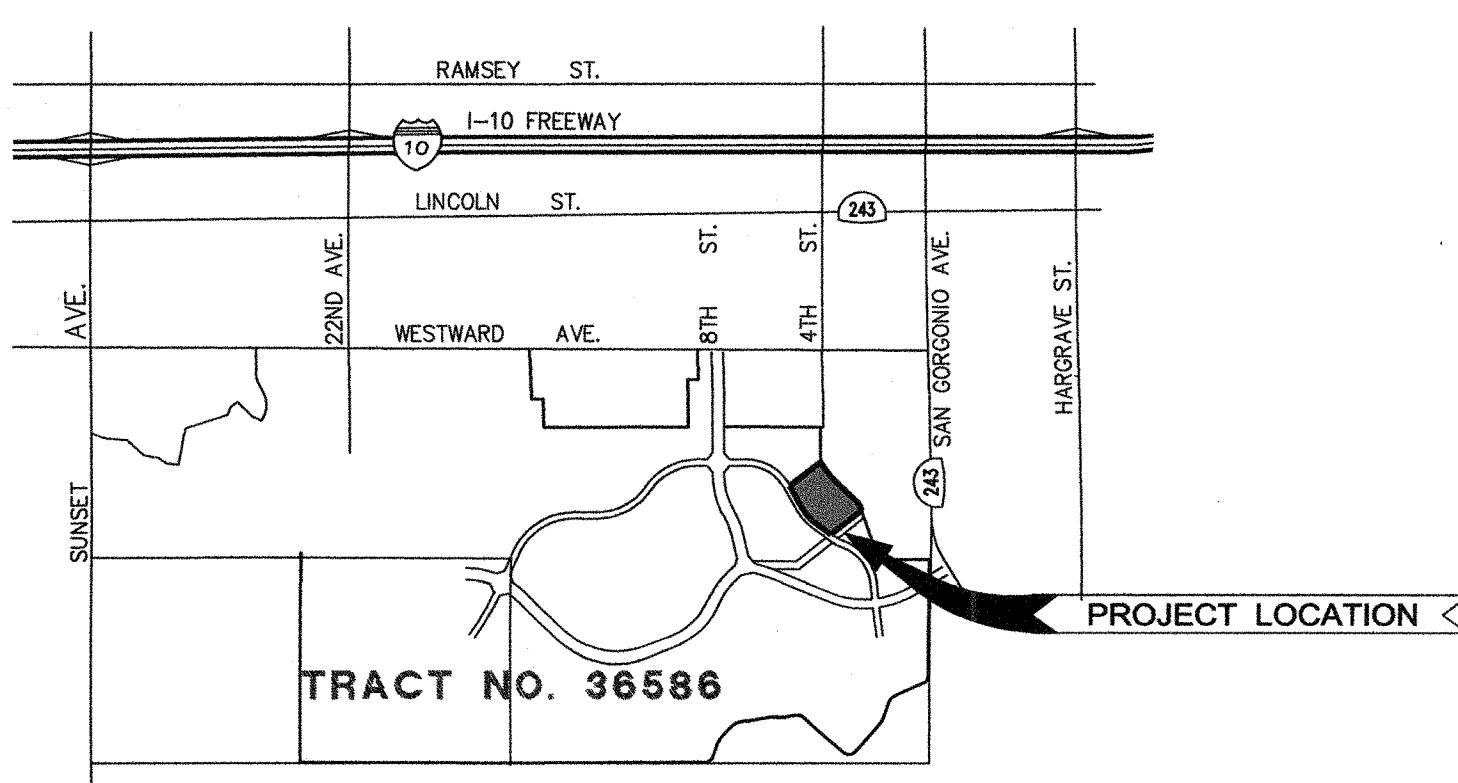
BENCH MARK:

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 TRACT, 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

BASIS OF BEARINGS

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

ABBREVIATIONS AND LEGEND

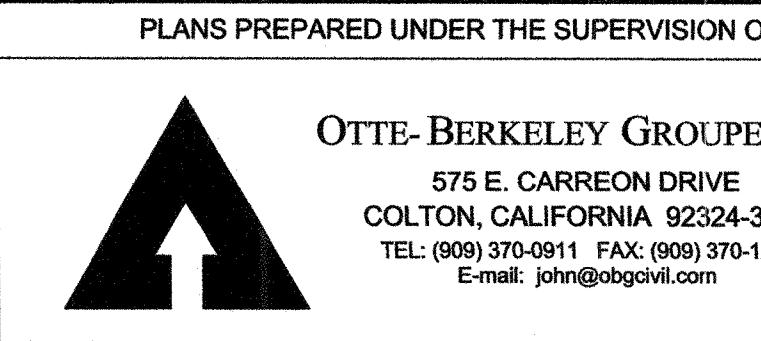
BSL	BUILDING SETBACK LINE
EVA	EMERGENCY VEHICLE ACCESS
FH	FIRE HYDRANT
FG	FINISH GRADE
FS	FINISH SURFACE
LDR	LOW DENSITY RESIDENTIAL
NG	NATURAL GROUND
PE	PAD ELEVATION
SF	SQUARE FEET
♂	INDICATES FIRE HYDRANT
—S—	INDICATES SEWER LINE
—W—	INDICATES WATER LINE
—SD—	INDICATES STORM DRAIN
—RW—	INDICATES RECLAIMED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

MAP DATA

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



REVISIONS

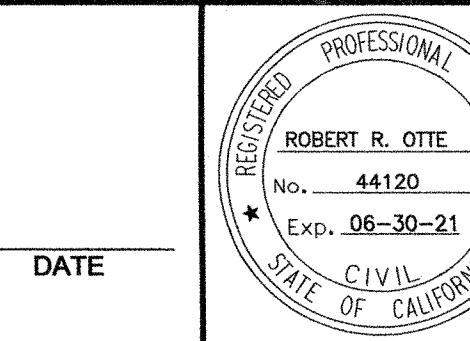


PLANS PREPARED UNDER THE SUPERVISION OF

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

SUBMITTED BY:

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



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

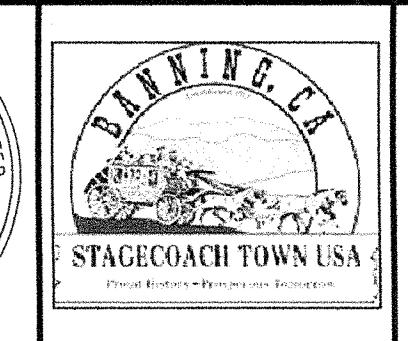
LUIS A. CARDENAS, RCE #78335 EXP. 9/30/21

SENIOR CIVIL ENGINEER

APPROVED BY:

ARTURO VELA, RCE #75696 EXP. 6/30/20

PUBLIC WORKS DIRECTOR/CITY ENGINEER



TENTATIVE TRACT 37767 DATA		
PLANNING AREA	RSG SP	TTM 37767
ZONING	6D	6D
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	5,555 SF
12	5,587 SF
13	5,587 SF
14	5,582 SF
15	5,352 SF
16	6,308 SF
17	10,237 SF
18	10,559 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	6,308 SF
33	10,559 SF
34	10,237 SF
35	6,562 SF
36	6,124 SF
37	6,794 SF
38	6,043 SF
39	6,281 SF
40	6,661 SF
41	6,000 SF
42	6,140 SF
43	4,955 SF
44	4,500 SF
45	4,834 SF
46	4,500 SF
47	4,500 SF
48	4,500 SF
49	4,500 SF
50	4,500 SF
51	4,500 SF
52	4,500 SF
53	4,500 SF
54	4,500 SF
55	4,500 SF
56	4,500 SF
57	4,500 SF
58	4,500 SF
59	4,500 SF
60	4,500 SF
61	4,500 SF
62	4,500 SF
63	4,500 SF
64	4,500 SF
65	4,500 SF
66	4,500 SF
67	4,500 SF
68	4,500 SF
69	4,500 SF
70	4,500 SF
71	4,500 SF
72	4,500 SF
73	4,500 SF
74	4,500 SF
75	4,500 SF
76	4,500 SF
77	4,500 SF
78	4,500 SF
79	4,500 SF
80	4,500 SF
81	4,500 SF
82	4,500 SF
83	4,500 SF
84	4,500 SF
85	4,500 SF
86	4,500 SF
87	4,500 SF
88	4,500 SF
89	4,500 SF
90	4,500 SF
91	4,500 SF
92	4,500 SF
93	4,500 SF
94	4,500 SF
95	4,500 SF
96	4,500 SF
97	4,500 SF
98	4,500 SF
99	4,500 SF
100	4,500 SF
101	4,500 SF
102	4,500 SF
103	4,500 SF
104	4,500 SF
105	4,500 SF
106	4,500 SF
107	4,500 SF
108	4,500 SF
109	4,500 SF
110	4,500 SF
111	4,500 SF
112	4,500 SF
113	4,500 SF
114	4,500 SF
115	4,500 SF
116	4,500 SF
117	4,500 SF
118	4,500 SF
119	4,500 SF
120	4,500 SF
121	4,500 SF
122	4,500 SF
123	4,500 SF
124	4,500 SF
125	4,500 SF
126	4,500 SF
127	4,500 SF
128	4,500 SF
129	4,500 SF
130	4,500 SF
131	4,500 SF
132	4,500 SF
133	4,500 SF
134	4,500 SF
135	4,500 SF
136	4,500 SF
137	4,500 SF
138	4,500 SF
139	4,500 SF
140	4,500 SF
141	4,500 SF
142	4,500 SF
143	4,500 SF
144	4,500 SF
145	4,500 SF
146	4,500 SF
147	4,500 SF
148	4,500 SF
149	4,500 SF
150	4,500 SF
151	4,500 SF
152	4,500 SF
153	4,500 SF
154	4,500 SF
155	4,500 SF
156	4,500 SF
157	4,500 SF
158	4,500 SF
159	4,500 SF
160	4,500 SF

TENTATIVE TRACT MAP 37768

CITY of BANNING, CALIFORNIA

RANCHO SAN GORGONIO SPECIFIC PLAN ~ PLANNING AREA 5F

MAY, 2020

SCALE: 1" = 50'
0 25 50 100
SCALE FEET

GENERAL INFORMATION

- EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- ADJACENT LAND USE: EAST: PUBLIC STREET
NORTH: KOA CAMPGROUND
WEST: RESIDENTIAL, VACANT
SOUTH: OPEN SPACE / FLOOD CONTROL
- EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN
LOW DENSITY RESIDENTIAL 5000
- 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:

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
- ASSESSOR'S PARCEL NO. - PORTIONS OF 543-050-005 & 543-050-003
- 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: 5.90 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 2:1 MAXIMUM

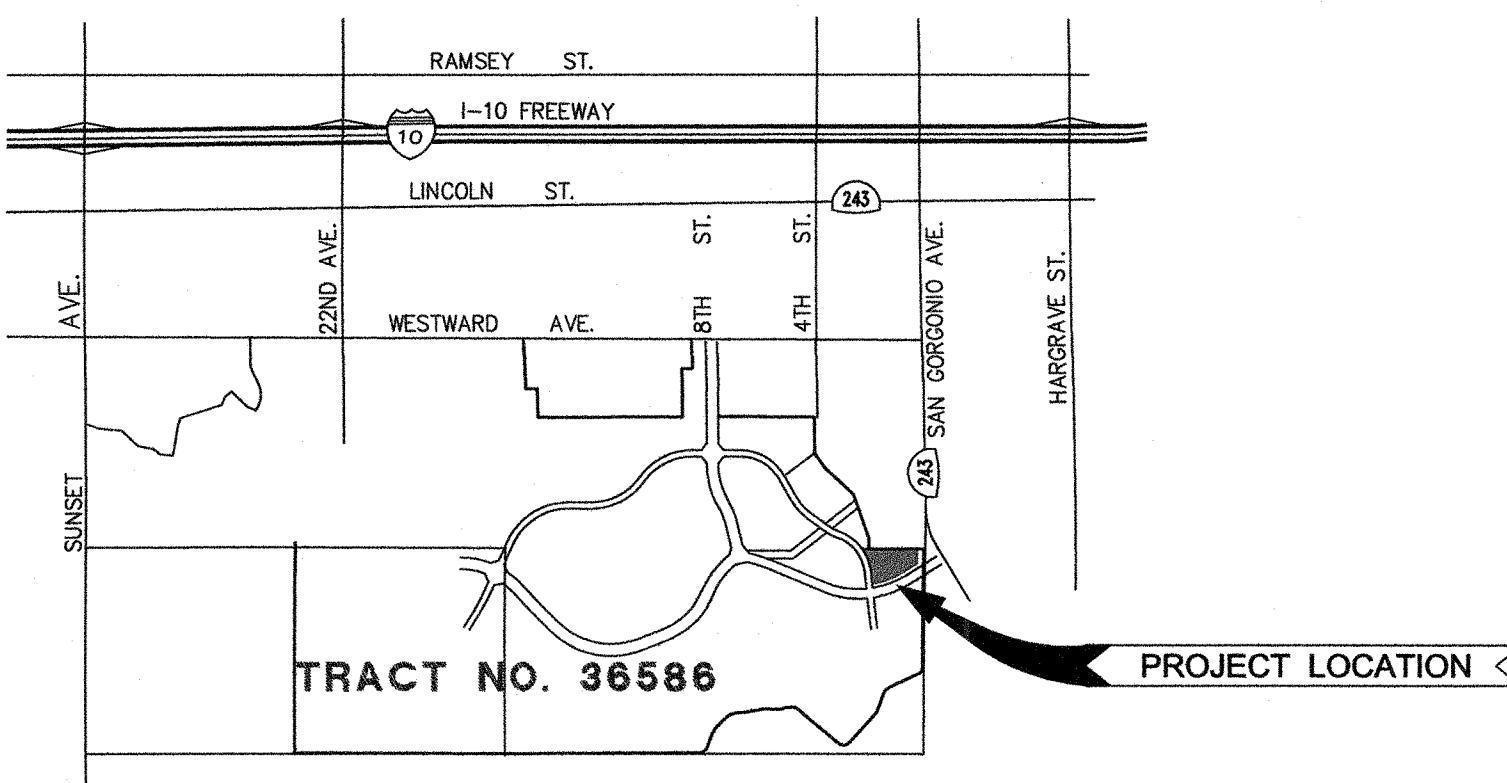
BENCH MARK:

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

BASIS OF BEARINGS

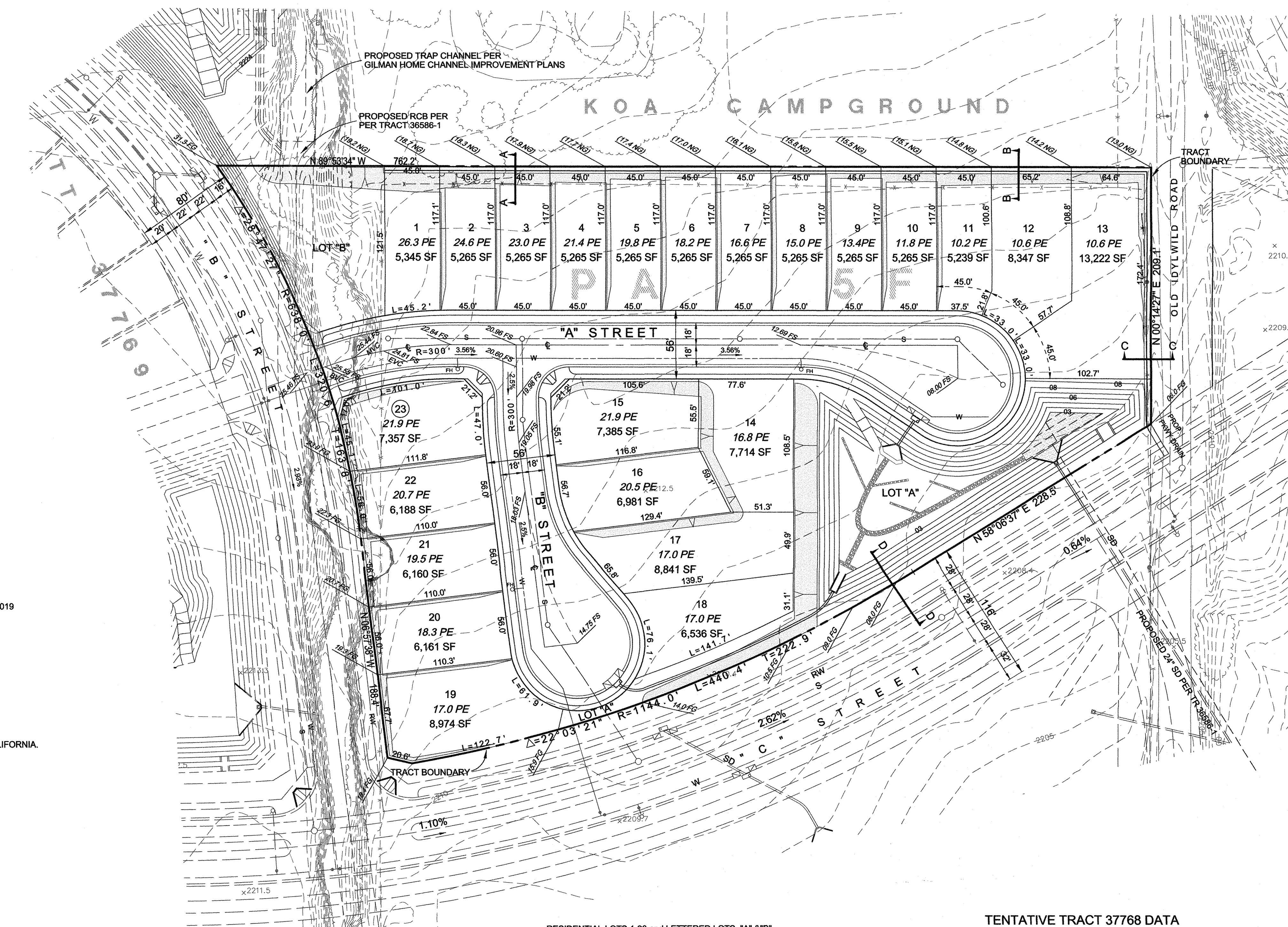
THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 6, NSRS 2007 (CSRS 20011.0000 EPOCH), AS DETERMINED LOCALLY BY A LINE BETWEEN CGPS STATIONS "P584" AND "CRPF". BEING N 39°40'38" W.



VICINITY MAP
NOT TO SCALE

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
—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
—CL	INDICATES STREET CENTERLINE
—L	INDICATES CURB AND GUTTER



TENTATIVE TRACT 37768 DATA

	RSG SP	TTM 37768
PLANNING AREA	5F	5F
ZONING	LDR 5000	LDR 5000
MINIMUM LOT SIZE	5,000 SF	5,000 SF
GROSS ACRES	5.9 ACRES	5.90 ACRES
TOTAL LOTS	31	23
DENSITY	5.25	3.90
MINIMUM LOT DEPTH	100'	100'
MINIMUM LOT WIDTH	45'	45'
CORNER LOT WIDTH	50'	50'

MAP DATA

- TOTAL GROSS AREA = 5.90 Ac
- TOTAL NUMBERED LOTS = 23. TOTAL LETTERED LOTS = 3
- MINIMUM LOT SIZE = 5,000 SF (RESIDENTIAL LOTS)
- LOT DENSITY = 3.9 LOTS / ACRE
- LINEAL FEET OF NEW STREETS = 807 LF
- DIMENSIONS SHOWN HEREON ARE APPROXIMATE

OWNER / APPLICANT

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

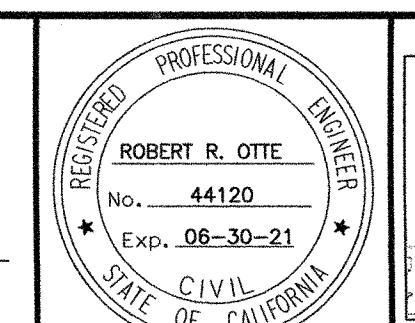
RECOMMENDED FOR APPROVAL BY:

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

APPROVED BY:

ARTURO VELA, RCE #75696 EXP. 6/30/20

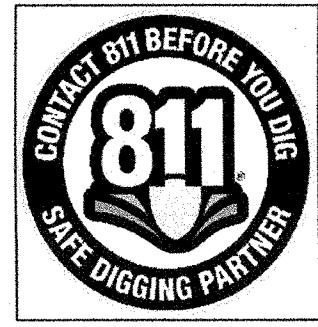
PUBLIC WORKS DIRECTOR/CITY ENGINEER



RECOMMENDED FOR APPROVAL BY:	DATE
LUIS A. CARDENAS, RCE #78335 EXP. 9/30/21	
APPROVED BY:	DATE
ARTURO VELA, RCE #75696 EXP. 6/30/20	
PUBLIC WORKS DIRECTOR/CITY ENGINEER	

TENTATIVE TRACT 37768
RANCHO SAN GORGONIO: PA 5F

W.O. No.
CIP No.
Project No.
SHEET 1 OF 2



REVISIONS

MARK	APPR	DATE

PLANS PREPARED UNDER THE SUPERVISION OF
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

SUBMITTED BY:
ROBERT OTTE
RCE #44120 EXP. 06-30-21
DATE

TENTATIVE TRACT MAP 37769

CITY of BANNING, CALIFORNIA

RANCHO SAN GORGONIO SPECIFIC PLAN ~ PLANNING AREA 5E

MAY, 2020

SCALE: 1" = 50'
0 25 50 100
SCALE FEET

TENTATIVE TRACT 37769 DATA

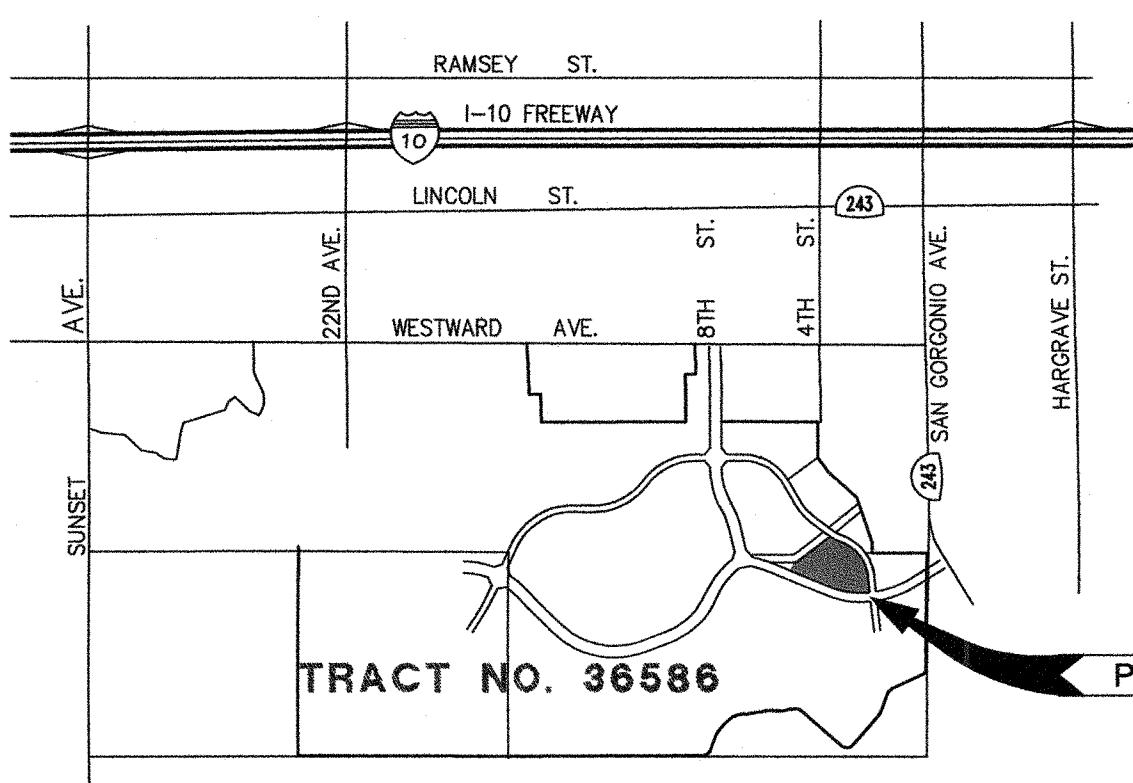
	RSG SP	TTM 37769
PLANNING AREA	5E	5F
ZONING	LDR 5000	LDR 5000
MINIMUM LOT SIZE	5,000 SF	5,000 SF
GROSS ACRES	10.4 ACRES	10.34 ACRES
TOTAL LOTS	54	48
DENSITY	5.2	4.64
MINIMUM LOT DEPTH	100'	100'
MINIMUM LOT WIDTH	45'	45'
CORNER LOT WIDTH	50'	50'

GENERAL INFORMATION

- EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- ADJACENT LAND USE: NORTH: OPEN SPACE / PASEO (PA 14C)
EAST: RESIDENTIAL, VACANT
SOUTH: OPEN SPACE / FLOOD CONTROL
WEST: OPEN SPACE / FLOOD CONTROL
- EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN
LOW DENSITY RESIDENTIAL 5000
- 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:
 - 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
- ASSESSOR'S PARCEL NO. - PORTIONS OF 543-040-001 & 543-050-002
- 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: 10.34 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 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
—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



VICINITY MAP

NOT TO SCALE

MAP DATA

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

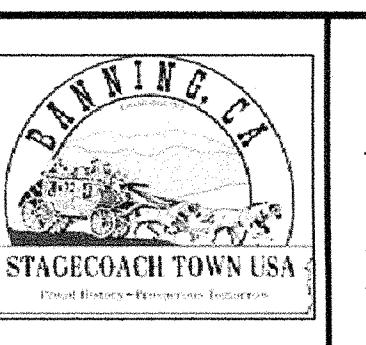
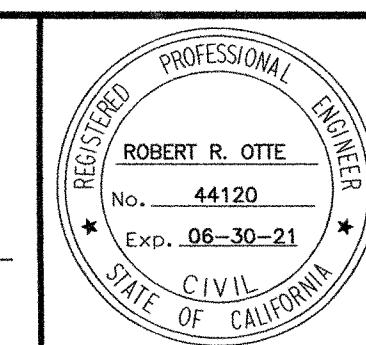
SOILS ENGINEER

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. Nolan Leggio
(909) 481-1150
(951) 600-9271

OWNER / APPLICANT

RANCHO SAN GORGONIO, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
CONTACT: Mr. Douglass L. Johnston, CEG 2477
(909) 481-1150

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



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.
CIP No.
Project No.
SHEET 1 OF 2



REVISIONS

MARK	APPR	DATE



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

PLANS PREPARED UNDER THE SUPERVISION OF
ROBERT R. OTTE, RCE #44120, Exp. 06-30-21
SUBMITTED BY:
ROBERT OTTE
RCE #44120 Exp. 06-30-21

TENTATIVE TRACT MAP 37770

CITY of BANNING, CALIFORNIA

RANCHO SAN GORGONIO SPECIFIC PLAN ~ PLANNING AREAS 3C and 4D

MAY, 2020

TT 37767

SCALE: 1" = 60'
0 30 60 120
SCALE FEET

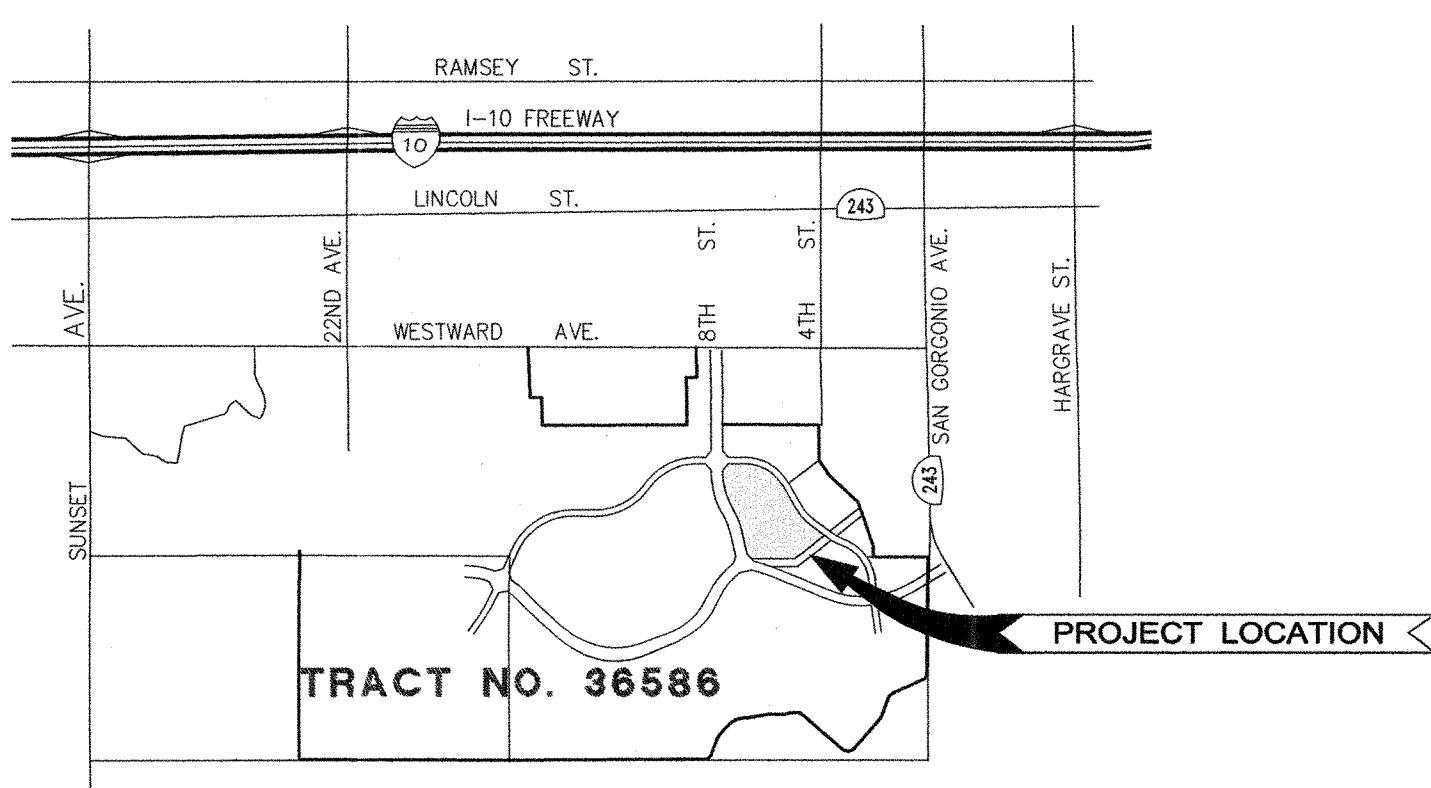
GENERAL INFORMATION

- 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:

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
- 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 GROUND
FS	FINISH SURFACE
LDR	LOW DENSITY RESIDENTIAL
NG	NATURAL GROUND
PE	PAD ELEVATION
SF	SQUARE FEET
○	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
—L—	INDICATES LOT LINE
—C—	INDICATES CURB AND GUTTER



VICINITY MAP

NOT TO SCALE



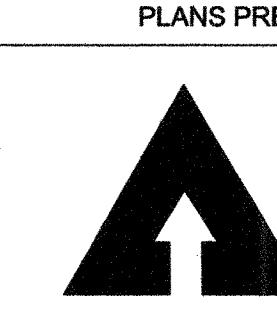
OWNER / APPLICANT

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



REVISIONS

REVISIONS

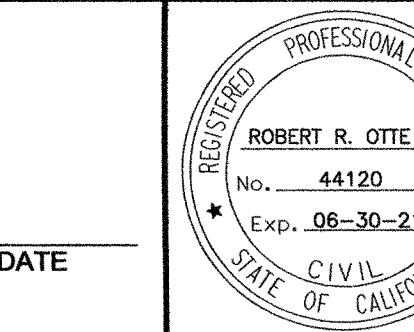


PLANS PREPARED UNDER THE SUPERVISION OF

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

SUBMITTED BY:

ROBERT OTTE
RCE #44120 EXP. 06-30-21
APPR 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 37770

RANCHO SAN GORGONIO: PA 3C and PA 4D

W.O. No.

CIP No.

Project No.

SHEET 1 OF 2