



# 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 a 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



SCALE: 1" = 60'

0 30 60 120

SCALE FEET

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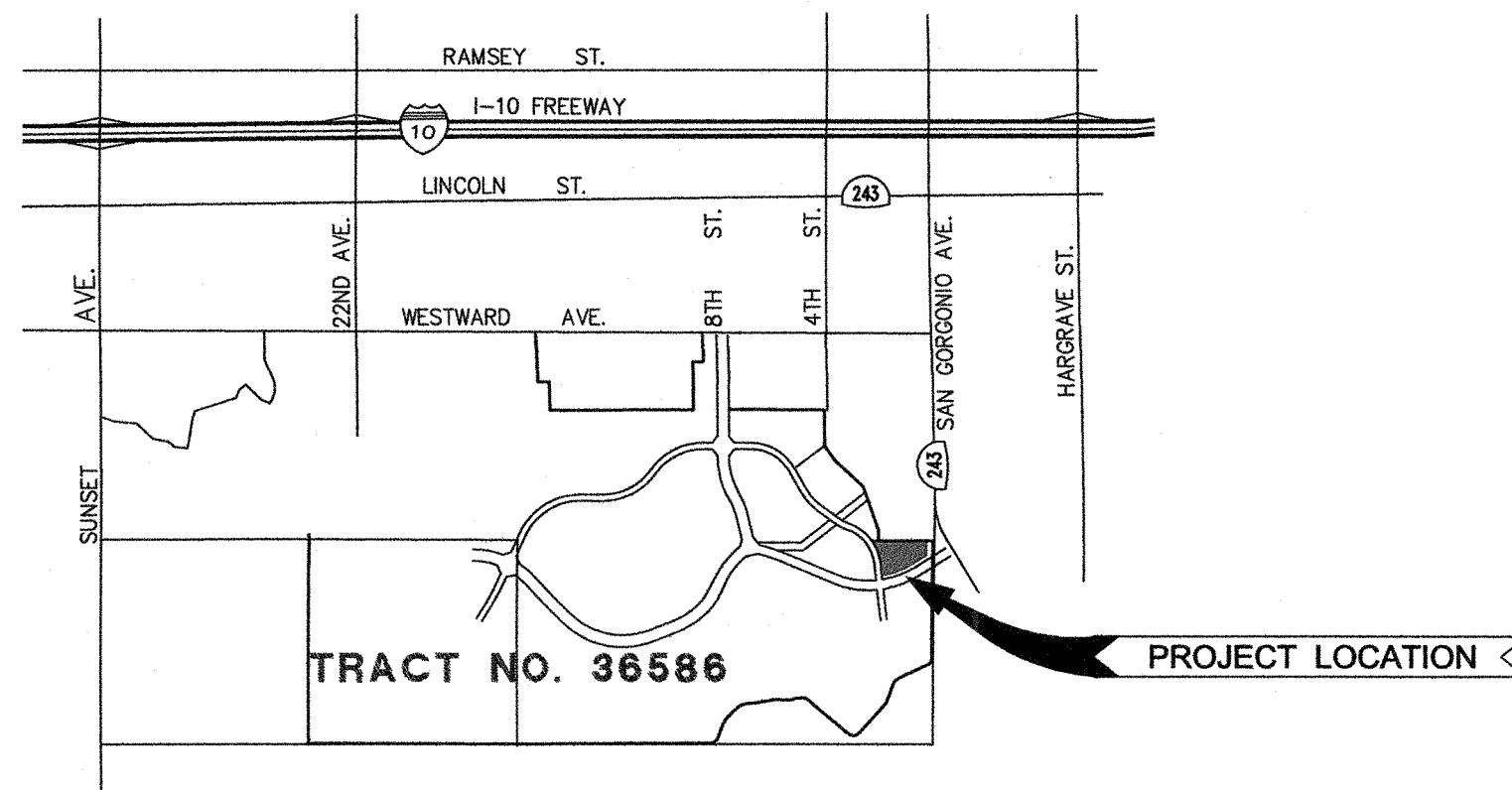






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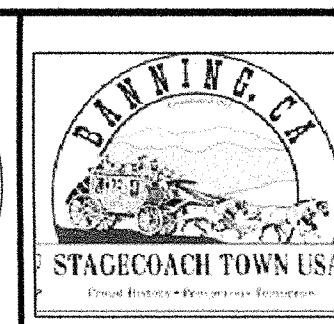
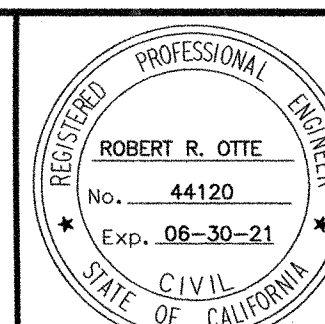
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**OTTE-BERKELEY GROUPE, INC.**  
575 E. CARREON DRIVE  
COLTON, CALIFORNIA 92324-3000  
TEL: (909) 370-0911 FAX: (909) 370-1211  
E-mail: john@obgcivil.com

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

DATE \_\_\_\_\_



CITY OF BANNING

RECOMMENDED FOR APPROVAL BY:

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

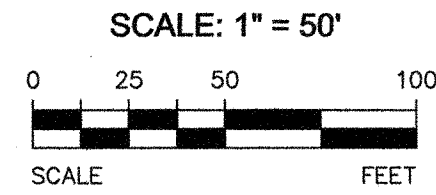
APPROVED BY:

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

TENTATIVE TRACT 37768  
RANCHO SAN GORGONIO: PA 5F



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



TENTATIVE TRACT 37769 DATA

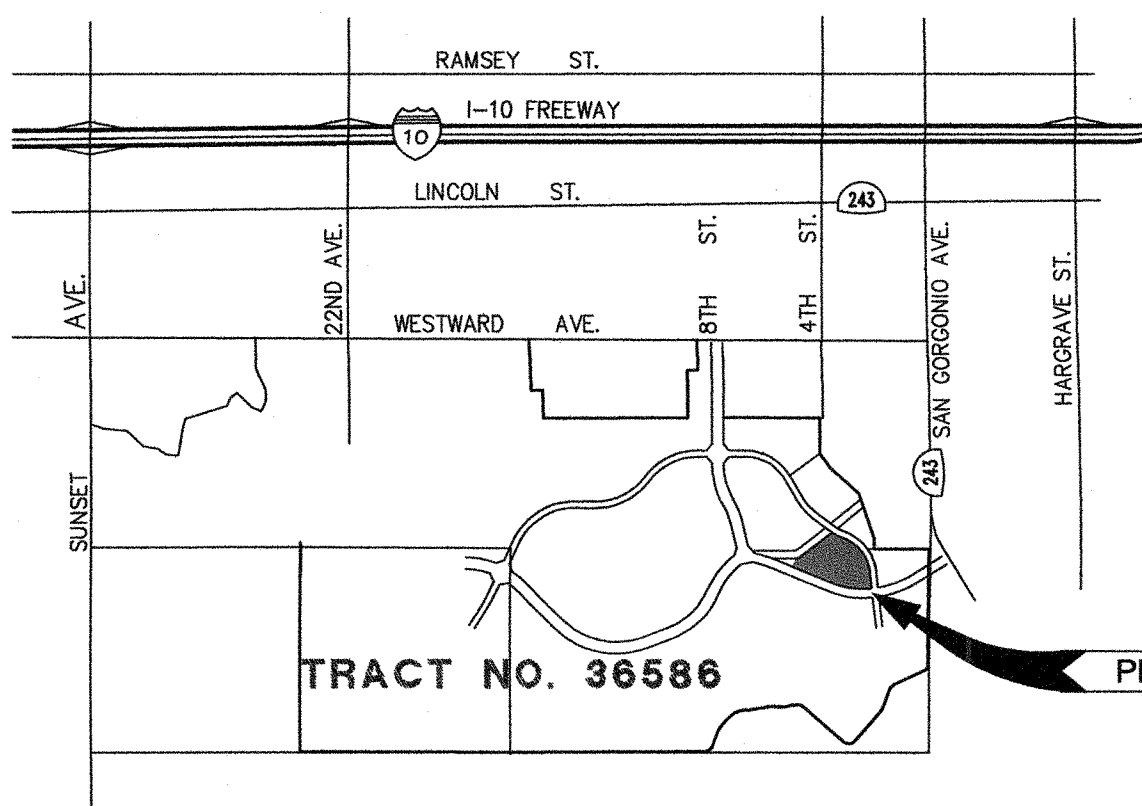
PLANNING AREA	RSG SP	TTM 37769
5E	5E	5E
ZONING	LDR 5000	LDR 5000
MINIMUM LOT SIZE	5,000 SF	5,000 SF
GROSS ACRES	10.4 ACRES	10.34 ACRES
TOTAL LOTS	54	48
DENSITY	5.2	4.64
MINIMUM LOT DEPTH	100'	100'
MINIMUM LOT WIDTH	45'	45'
CORNER LOT WIDTH	50'	50'

GENERAL INFORMATION

- 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. DOUGLASS L. JOHNSTON, CEG 2477  
(951) 600-9271

OWNER / APPLICANT

RANCHO SAN GORGONIO, LLC  
10621 CIVIC CENTER DRIVE  
RANCHO CUCAMONGA, CA 91730  
CONTACT: Mr. Nolan Leggio  
(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

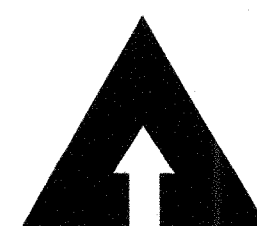
LOT NUMBER	LOT AREA
1	6,199 SF
2	5,004 SF
3	5,004 SF
4	5,004 SF
5	5,004 SF
6	5,004 SF
7	5,004 SF
8	5,349 SF
9	6,377 SF
10	5,030 SF
11	5,030 SF
12	5,030 SF
13	5,030 SF
14	5,046 SF
15	5,000 SF
16	5,000 SF
17	5,000 SF
18	5,000 SF
19	5,777 SF
20	5,000 SF
21	8,701 SF
22	14,581 SF
23	9,692 SF
24	5,000 SF
25	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

MARK	DATE	APPR

PLANS PREPARED UNDER THE SUPERVISION OF

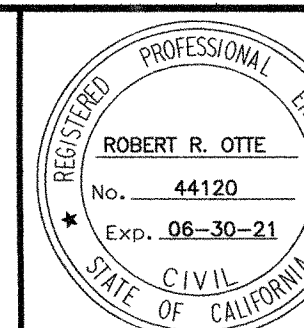


OTTE-BERKELEY GROUPE, INC.  
575 E. CARREON DRIVE  
COLTON, CALIFORNIA 92324-3000  
TEL: (909) 370-0911 FAX: (909) 370-1211  
E-mail: john@otbgcivil.com

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

DATE

APPROVED BY:

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

DATE

TENTATIVE TRACT 37769  
RANCHO SAN GORGONIO: PA 5E

W.O. No.

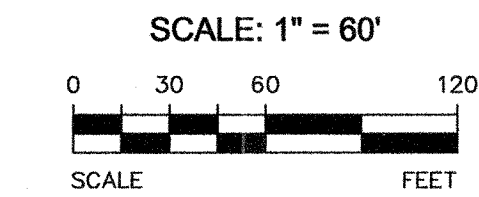
CIP No.

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

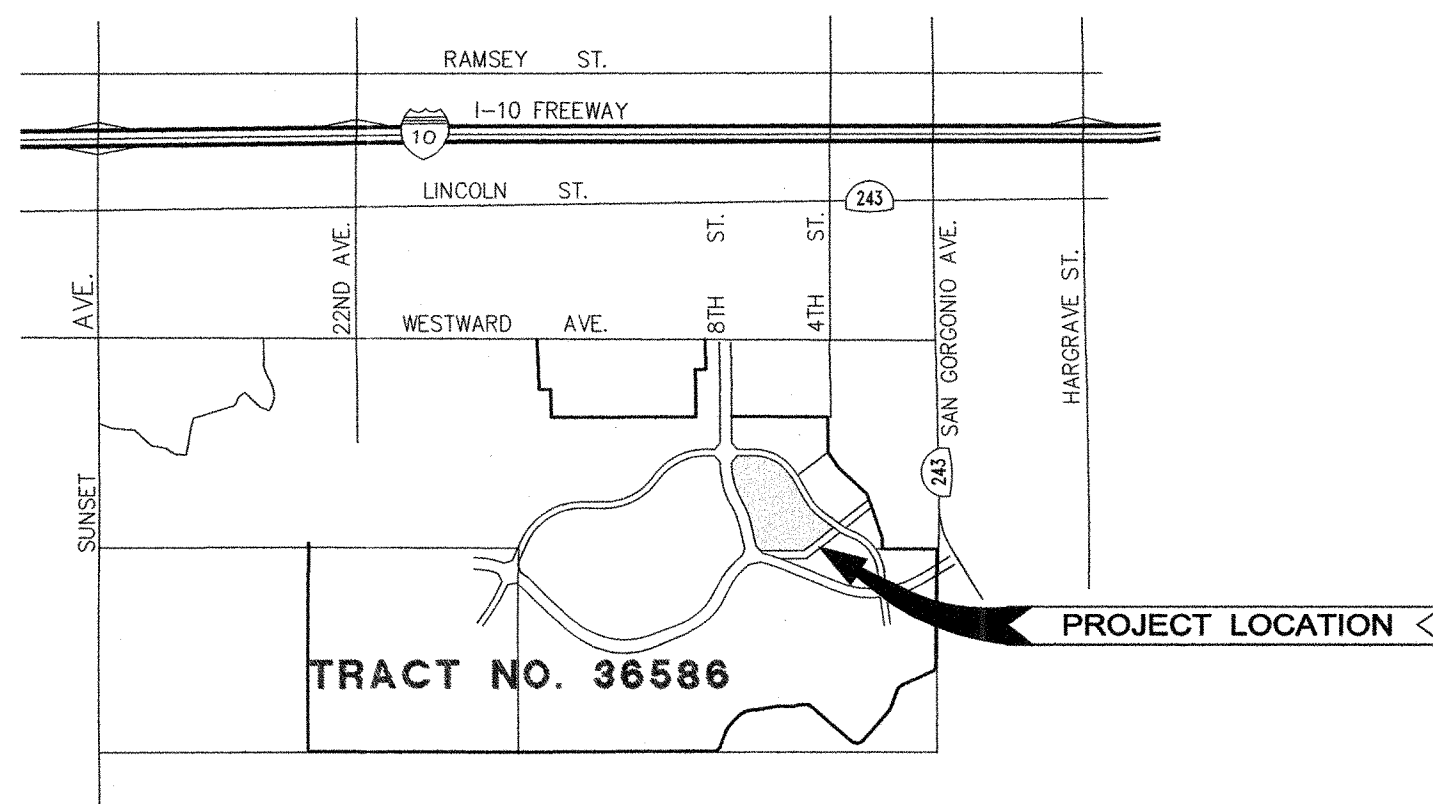


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NORTH: PUBLIC STREET / RESIDENTIAL (VACANT)  
WEST: PUBLIC STREET / OPEN SPACE - FLOOD CONTROL  
SOUTH: OPEN SPACE
- EXISTING ZONING: RANCHO SAN GORGONIO SPECIFIC PLAN  
LOW DENSITY RESIDENTIAL 6000 (PA 3C), LDR 5500 (PA 4D)  
PA 3C WILL BE 5,500 SF AS PART OF A MINOR  
MODIFICATION REQUEST OF TEN PERCENT.
- SCHOOL : BANNING UNIFIED SCHOOL DISTRICT
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ELECTRIC ..... CITY OF BANNING  
TELEPHONE ..... FRONTIER  
CABLE TV ..... SPECTRUM  
SEWER ..... CITY OF BANNING  
WATER ..... CITY OF BANNING  
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Y	INDICATES FIRE HYDRANT
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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

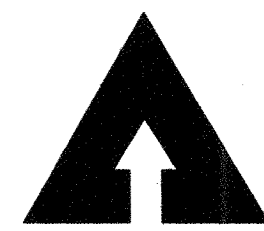
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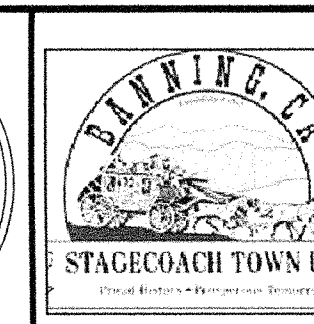
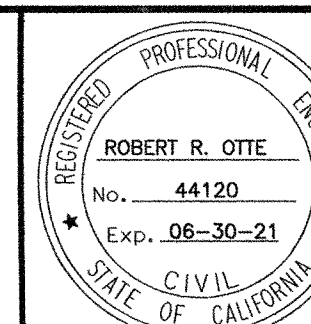


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RANCHO SAN GORGONIO: PA 3C and PA 4D

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SHEET 1 OF 2