



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Kevin Sin, Senior Civil Engineer
Art Vela, Director of Public Works

MEETING DATE: February 27, 2024

SUBJECT: Consideration of Resolution 2024-29, Approving Final Tract Maps 37388-1, 37388-2, 37388-3; Releasing the Maps for Recordation; Authorizing Staff to Sign the Subdivision Improvement Agreements and Final Tract Maps; and, Accepting Faithful Performance and Labor Bonds for Public Improvements

RECOMMENDATION:

That the City Council adopt Resolution 2024-29 approving Final Tract Map 37388-1, 37388-2, 37388-3 and releasing the maps for recordation; authorizing staff to sign the Subdivision Improvement Agreement and Final Tract Maps; and accepting the Faithful Performance and Labor Bonds for public improvements.

BACKGROUND:

Tentative Tract Map (TTM) No. 37388 was approved by the Planning Commission on December 7, 2022 and by City Council on January 10, 2023 as Resolution 2023-04. The proposed map implements the Atwell Specific Plan (also known as the Butterfield Specific Plan; "Specific Plan") originally approved by the City Council in March of 2012, with minor modifications approved in 2017 and provides for the development as allowed by the Specific Plan.

The applicant has processed Final Maps for portions of the approved Tentative Tract Map, as permitted by the Subdivision Map Act. Three of the eight maps are ready for approval.

Final Tract Map 37388-1 dedicates major roadway and retention basin lots, including Highland Home Road, Raintree Place, emergency access and project entries from Highland Home Road.

Final Map 37388-2 subdivides Planning Area 15B consistent with the approved Tentative Tract Map and Conditions of Approval. The map also includes the park site identified as Planning Area 32.

Final Map 37388-3 subdivides Planning Area 15A consistent with the approved Tentative Tract Map and Conditions of Approval. The map also includes a park site identified as Planning Area 33.

The remaining planning areas and Final Maps (PA14/FM37388-4, PA48B/FM37388-5, PA16B/PA21B/FM37388-6, PA37B/PA21A/FM37388-7, PA16A/FM37388-8 and FM37388) will be brought to Council for recordation at a later date. These planning areas are contingent upon the issuance of a permit from the California Department of Fish and Wildlife, Army Corps of Engineers, and the Regional Water Quality Control Board. Those efforts are ongoing with Tri-Pointe and the regulatory agencies.

JUSTIFICATION:

Final Maps 37388-1, 37388-2, and 37388-3, were checked by the City's consulting surveyor and was found to be technically correct and conforms to the requirements of the Subdivision Map Act. All Conditions of Approval required to be met prior to the recording have been met.

The City Engineer has verified that the final maps are in substantial conformance with the approved TTM 37388.

FISCAL IMPACT:

There is no direct fiscal impact based on the approval of final maps, however, the recordation of the maps allows for the development of the project which will increase the assessed value of the properties resulting in an increase in property tax revenue. Additionally, the project will generate development impact fee revenues. The City's cost for processing the project will be offset by processing fees.

ALTERNATIVES:

Do not approve FM 37388-1, FM 37388-2, and FM 37388-3, and provide staff with additional direction.

ATTACHMENTS:

1. [Resolution 2023-29, FTM 37388-1-3.docx](#)
2. [Exhibit A - Final TM 37388-1.pdf](#)
3. [Exhibit B - Final TM 37388-2.pdf](#)
4. [Exhibit C - Final TM 37388-3.pdf](#)
5. [Attachment 3A - TM37388-1 SIA and Bonds \(Street Water Sewer\).pdf](#)
6. [Attachment 3B - TM37388-2 SIA and Bonds \(Street Water Sewer\).pdf](#)
7. [Attachment 3C - TM37388-3 SIA and Bonds \(Street Water Sewer\).pdf](#)
8. [Attachment 3D - TMs 37388-1 -2 -3 Storm Drain SIA and Bonds.pdf](#)
9. [Attachment 4 - CC Approved TTM 37388 Resolution 2023-04.pdf](#)