



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Robert Fisher, Acting City Manager

PREPARED BY: Nate Smith, Deputy Director of Public Works/City Engineer
Art Vela, Director of Public Works

MEETING DATE: July 8, 2025

SUBJECT: Consideration of Resolution 2025-102, Approving Final Parcel Map 38659 and Release the Map for Recordation; Authorize Staff to Sign the Project Improvement Agreement and Final Parcel Map; Accept Faithful Performance and Labor and Material Bonds for Public Improvements

RECOMMENDATION:

Adopt Resolution 2025-102.

BACKGROUND:

Tentative Parcel Map 38659 was adopted by City Council with Resolution 2024-112 on June 24th, 2024. The Final Map combines 3 lots into 1 larger parcel, as well as makes public dedications for street and utility purposes on Lincoln Street to accommodate the ultimate roadway section per the Circulation Element within the General Plan.

JUSTIFICATION:

The Final Parcel Map was checked by the City's consulting surveyor and was found to be technically correct and conform 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 conformance with the approved Tentative Parcel Map 38659.

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 adopt Resolution 2025-102 and provide staff with additional direction.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Resolution 2025-102 FPM 38659.pdf](#)

2. [Resolution 2028-102 FPM 38659 Exhibit A.pdf](#)
3. [Resolution 2028-102 FPM 38659 Exhibit B.pdf](#)
4. [Att. 1 CC Resolution No. 2024-112.pdf](#)
5. [Att. 2 Bonds.pdf](#)
6. [Resolution 2025-102 FPM 38659.docx](#)