



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Arturo Vela, Interim City Manager

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

**MEETING DATE:** January 13, 2026

**SUBJECT:** Consideration of Resolution 2026-11, Approving Final Parcel Map 38367 and Release the Map for Recordation

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**RECOMMENDATION:**

Adopt Resolution 2026-11

**BACKGROUND:**

Tentative Parcel Map 38367 was adopted by City Council with Resolution 2022-168 on December 13, 2022. The Final Map subdivides a single 0.70 acre lot into 3 parcels of approximately 0.23 acres each for residential purposes. No street dedications are required as the roadway is at its ultimate dedication. Separate Conditions of Approval require the installation of driveways and sidewalks along the property frontage to be installed with the construction of the first home.

**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 38367.

**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 2026-11 and provide staff with additional direction.

**BUDGETED?:**

No

**CONTRACT/AGREEMENT:**

No

**ATTACHMENTS:**

1. [Reso 2026-11 - Parcel Map 38367.docx](#)
2. [Reso 2026-11 Exhibit A - Parcel Map 38367.pdf](#)

3. CC Resolution No. 2022-168.pdf