



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Nate Smith, Public Works Deputy Director

MEETING DATE: December 12, 2023

SUBJECT: Consideration of Resolution 2023-193, Approving Final Tract Map 33540 and Releasing the Map for Recordation, Authorizing Staff to Sign the Subdivision Improvement Agreements and Final Tract Maps, Accepting Faithful Performance and Labor Bonds for Public Improvements, and Accepting a Grading Bond for Related Grading Work

RECOMMENDATION:

Adopt Resolution 2023-193.

BACKGROUND:

Tentative Tract Map (TTM) 33540 was approved by City Council on June 13, 2006 as Resolution 2006-059, with modifications to the TTM approved by City Council on December 11, 2018 as Resolution 2018-149 which reduced the lot count from 171 lots to 143 lots and to convey additional land to the Morongo Band of Mission Indians.

The applicant has processed Final Tract Map (TM) 33540 through the Public Works Department. TM 33540 subdivides 71.79 acres into 143 single family residential lots, 7 Open Space, Park, and Drainage lots, and 1 lot that will be deeded by the developer to the Morongo Band of Mission Indians after recordation of the final map. The applicant has complied with the required Conditions of Approval, including close coordination with the Morongo Band of Mission Indians and has recently obtained approval of the Memorandum of Agreement (MOA), Cultural Resources Mitigation Monitoring Program (CRMMP), and Tribal Monitoring Services Agreement (TSMA).

JUSTIFICATION:

TM 33540 was 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 recordation have been met. The City Engineer has verified that the map is in substantial conformance with the approved TTM.

FISCAL IMPACT:

There is no direct fiscal impact based on the approval of TM 33540, however, the recordation of the map 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 TM 33540 and provide staff with additional direction.

ATTACHMENTS:

1. [Resolution 2023-193, Final Tract Map 33540.docx](#)
2. [Exhibit A - TR 33540 FM.pdf](#)
3. [Exhibit B - TR 33540 SIA.pdf](#)
4. [Att 2 - L&M Bond #CMS355952.pdf](#)
5. [Att 3 - Payment Bond #CMS355952.pdf](#)
6. [Att 4 - Monumentation Bond.pdf](#)
7. [Att 5 - TTM 33540 - 6.13.23.pdf](#)
8. [Att 6 - CC Reso 2006-059.pdf](#)
9. [Att 7 - TTM 33540 - 12.11.18.pdf](#)
10. [Att 8 - CC Reso 2018-149.pdf](#)