



## 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:** Consider Resolution 2026-05 to Quitclaim City Property to the Riverside County Flood Control and Water Conservation District and to accept property to be Quitclaimed by the Riverside County Flood Control and Water Conservation District along Pershing Channel (Highland Home Road) in the vicinity of Wilson Street

---

### **RECOMMENDATION:**

Adopt Resolution 2026-05

### **BACKGROUND:**

Recent development of the Atwell project has brought to light property and maintenance items that require some administrative cleanup. The actions tonight deal with transference of real property and maintenance and access rights between the City of Banning and the Riverside County Flood Control and Water Conservation District ("District"). The items are described in more detail below.

#### **Tract 23446 Lot M**

Final Map 23446 was recorded on May 6th, 1993 with a dedication of Lot M for Flood Control Channel Purposes to the City of Banning. This improvement was constructed to District standards as the West Pershing Channel, Line K, Stage 2 and has been maintained by the District since its acceptance January 31, 2003. It is standard practice that the District would be the fee owner of the parcel of land that the flood control channels is within that the District maintains.

The action requested tonight would transfer Lot M from the City of Banning to the District via a Quitclaim Deed. The document does include a reservation of an easement on the property to the City of Banning for access and maintenance of City easements and facilities separate from the mainline Pershing Channel.

#### **Various Flood Control Parcels**

The District maintained West Pershing Channel as a concrete trapezoidal channel north of Wilson Street along a partially improved Highland Home Road in parcels of land that are owned in fee by the District. During the course of development of the Atwell Specific Plan, the previous trapezoidal channel was replaced with underground facilities including reinforced concrete pipe and reinforced concrete box. This Replacement facility was completed and accepted for operation and maintenance by the District on September 6, 2024. Per the terms of the Cooperative agreement between the City, District and the Tripoint Homes, the district will Quit Claim fee title to the City of Banning for Highland Home Road.

There are various parcels considered in this action, as shown in Attachment 6. The District is reserving a

non-exclusive easement within the right of way to be able to access and maintain their underground facilities, with clarification that the District will minimize their impact to the roadway, and to restore the roadway back to the same condition that existed prior to construction.

To complete this item, the County Board of Supervisors will agree to the quitclaim through their independent action. Resolution 2026-05 will authorize City staff to accept the property once action is completed by the County Board or Supervisors.

**JUSTIFICATION:**

These actions clean up land, easement, and maintenance rights between the City and the District, and follow general practices on facilities owned and operated by the District.

**FISCAL IMPACT:**

None

**ALTERNATIVES:**

Do not approve the resolution, and provide additional direction to staff

**BUDGETED?:**

No

**CONTRACT/AGREEMENT:**

No

**ATTACHMENTS:**

1. [Reso 2026-05 - Pershing Channel Quitclaims.docx](#)
2. [Reso 2026-05 Exhibit A - Legal Desc. Lot M.pdf](#)
3. [Reso 2026-05 Exhibit B - City QC of Lot M.pdf](#)
4. [Reso 2026-05 Exhibit C - mb244\\_072-076.pdf](#)
5. [W. Pershing Stage 2 District Acceptance.pdf](#)
6. [RS052\\_065-067.pdf](#)
7. [RCFC Parcel No. 5150-1A Legal Description.pdf](#)
8. [RCFC Parcel No.5150-1B Legal Description.pdf](#)
9. [RCFC Parcel 5150-2 thru 5150-5C Legal Description.pdf](#)
10. [Coop for TR 37388 & 37389-1 \(245031\).pdf](#)
11. [District QC for HHR.pdf](#)