



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Arturo Vela, Interim City Manager

PREPARED BY: Mark Staples, Planning Manager

MEETING DATE: January 13, 2026

SUBJECT: Consideration of Resolution 2026-04, Approving a Tentative Tract Map Application (Case No. TTM 39262/PTM25-0005), submitted by Tri Pointe Homes to Subdivide 6 Parcels Totaling 68.74 Acres into 193 Single-Family Residential Lots, Located at the Northeast Corner of Highland Home Road and the Southern California Edison Corridor

RECOMMENDATION:

Adopt Resolution 2026-04

BACKGROUND:

Project Applicant: Michael Heishman, Tri Pointe Homes

1250 Corona Pointe Court, Ste 600

Corona, CA 92879

Property Owner: Tri Pointe Homes IE-SD Inc.

177 E Colorado Blvd, Ste 500

Pasadena, CA 91105

Planning Commission Recommendation:

At the duly noticed public hearing on December 3, 2025, the Planning Commission considered the subject Tentative Tract Map application, Case No. TTM39262 (PTM25-0005). After receiving the staff presentation, reviewing the project materials, and taking public testimony, the Planning Commission voted 2-1 to adopt Resolution 2025-14, recommending that the City Council approve Case No. TTM39262 (PTM25-0005), subject to the conditions of approval contained in Exhibit A.

Project Summary:

This is a request to allow the subdivision of six (6) vacant parcels totaling 68.74 acres, into 193 single-family residential lots, including a 1.19-acre Park area, and 16.53 acres of passive open space/park areas utilized as drainage basins. The single-family residential lots meet the minimum 5,000 square foot lot size, density, and development standards of the Low Density Residential (LDR), and the 4,500 square foot lot size, density, and development standards of the Medium Density Residential (MDR) land use districts of the Butterfield Specific Plan (Atwell).

The proposed subdivision will include internal local street access, utility extensions and connections, and flood control drainage improvements designed in accordance with City standards. The Park area and open space lots will be privately maintained and used for recreation and stormwater retention. Other public improvements include the construction of full-width street improvements with curb gutter and sidewalk, which are required as part of the final map and improvement plan submittal process.

Applications Filed:

Tentative Tract Map application, TTM39262 (PTM25-0005) for the subdivision of 68.74 acres into 193 single-family residential lots, a lettered lot for park uses, and a lettered lot for open space and stormwater retention purposes. The City Council shall review the Tentative Tract Map for conformance with Section 66474 of the Subdivision Map Act and Banning Municipal Code Title 16.

Related Actions:

The applicant, Tri Pointe Homes, submitted a Design Review application for the single-family housing product for TTM39262, the landscape design for the Park area on the lettered lot, and the front yard and perimeter landscaping for all of the lots in the TM. The Design Review is tentatively approved by the Planning Department pending approval of PTM25-0005.

DESCRIPTION:

Existing Conditions:

The 68.74-acre vacant site is an undeveloped group of parcels, previously disturbed from regular weed control. The surrounding properties are all vacant land within the Butterfield Specific Plan, with land uses including LDR and MDR land use districts and Park areas with open space buffers to the north, east, and south. The Southern California Edison transmission line corridor aligns east-to-west along the southern edge of the project area. A list of the project Planning Areas, land use districts, acreage, surrounding land uses, and development standards are below.

Tentative Tract Map No. 39259 – Planning Areas:

Planning Area	Land Use District	Acres	Gross Density	Min Lot Size	Total Lots/Units
50A	LDR	24.56	4.4	5,000 sf	109
51	MDR	18.47	4.2	4,700 sf	84
Park Area	Park	1.19			
74 & Portion of 75	Open Space	16.53			

Surrounding Property	Existing Land Use Per Chapter 17	Existing General Plan/ Butterfield Specific Plan Designation
Subject Property	Vacant	Low Density Residential Medium Density Residential
North	Vacant	12.97ac Future School Site Low Density Residential Open Space

South	Vacant – SCE Easement Single-Family Residences	Very Low Density Residential Low Density Residential
East	Vacant – Riverside County Unincorporated	Ranch/Agriculture - Hillside (10 ac min.)
West	Vacant	Medium Density Residential Low Density Residential

Project Compliance with Standards:

Pursuant to the Butterfield Specific Plan, the following development standards apply:

Butterfield SP Development Standards	Low Density Residential	Medium Density Residential
	PA 50A	PA 51
Max. Density (Units/Ac.)	5 du/ac	10 du/ac
Min. Lot Size	5,000	4,500
Minimum Average Lot Size	7,500	7,200
Min. Lot Width (Feet)		
Interior	50	45
Corner	55	50
Min. Lot Frontage (Feet)	30	30
Min. Front Setbacks (Feet)		
· Porch	10	10
· Living	10	10
· Front Facing Garage	20	20
· Swing-In Garage	12	--
Min. Side Yard Setbacks (Feet)		
· Porch	5	5
· Living	10	10
Min. Rear Yard Setbacks (Feet)		
· Living	15	15
· Garage/Patio	5	5
· Living Over Garage	10	10
Max. Building Height	35 Feet	35 Feet
Lot Coverage	50% two-story 70% one-story	70%

Parking		
Resident	2/unit/garage	2/unit/garage
Guest	driveway/street	0.33/unit

Tentative Tract Map

The proposed subdivision site was created by Tract Map No. 35967, a subdivision of 1,528 acres of the northern portion of the Butterfield Specific Plan, which created the current layout of the Butterfield Specific Plan's 47 Planning Areas, including parks and open space. This proposed subdivision, TM39262, design establishes an internal local street network extending westward for primary access to/from the northern extension of Highland Home Road. The new east-west street, Ironwood Way (F Street), will provide secondary access to Highland Springs Avenue and intersect with the primary access road to this tract.

As listed in the tables above, the single-family residential lot size minimums range from 4,500 sq. ft. to 5,000 sq. ft., consistent with Table 5-3 of the Low Density Residential (LDR) and Table 5-6 of the Medium Density Residential (MDR) land use districts of the Butterfield Specific Plan.

The Public Works and Fire Departments have conditioned the project to ensure adequate access to each Planning Area is provided prior to building permit or occupancy for the subsequent homes. Ironwood Way, as stated above, provides an east-west secondary access point to the tract to/from Highland Springs Avenue. Utilities and storm drain improvements will be constructed within the dedicated right of way.

An existing water tank is located immediately to the east of the proposed tract in Planning Area 75 and was needed for potable water and adequate pressure for the Tri Point Homes tracts under construction to the south of the SCE easement. An additional water tank is proposed approximately 1,000 feet north of the tract in the northernmost area of Planning Area 75 (APN 408-580-011). The water tank is conditioned to be completed prior to the occupancy of the first sold new home in TM39262 (or TM39259 to the west), in order for there to be sufficient supply and pressure of potable and fire water lines.

The subdivision also includes open space lots along the edges of the tract to the north and east that will serve as stormwater flood control basins. These basins will be interconnected southward to the Southern California Edison (SCE) corridor and then further south to the open space/flood control network being established in the developed section of the Butterfield Specific Plan areas south of SCE. These lots will be designed to retain and manage on-site drainage in compliance with City stormwater standards.

Mass and Scale:

The proposed subdivision will establish single-family residential lots that are consistent in size and pattern with the LDR and MDR land use districts of the Butterfield Specific Plan, and with the adjacent single-family residential neighborhoods to the south and west in the Atwell development. The tentatively approved Design Review (PDR25-0010) was reviewed and approved ensuring compatibility with the surrounding development and in compliance with the development standards of the Butterfield Specific Plan.

Buffers and Open Space:

The subdivision benefits from existing and new open space and park buffers. Similar to TM39259, the SCE corridor to the south provides a 170-foot wide and 1,000-foot+ long open space buffer and further south to an existing Very Low Density Residential (VLDR) non-Tri Point Home development east of Highland Home Road and vacant LDR land. The initial TM35967 subdivision created open spaces east of Planning Areas 50A and 51 planned for a water tank site and as drainage control areas around the

tract.

A 1.19-acre park space is proposed as a lettered lot for the tract and its landscape design was included in the submittal for PDR25-0010. Front yard, perimeter, and park landscaping designs along with perimeter fences and walls are included in the design plans, and are conditioned to submit and receive approval for building permits prior to installation.

Grading and Topography:

The project site is generally flat with a gentle north to south downhill grade and minor contour variations. The project will involve mass rough grading to establish the Planning Areas, Park area, streets, and to form the drainage basins and flood control areas. All graded areas within the tract and along the perimeter will be designed to manage stormwater runoff, including basins to the north and east to protect the future residential lots and within the tract to direct runoff southward across the SCE easement.

JUSTIFICATION:

FINDINGS:

Tentative Tract Map:

Pursuant to Section 66474 of the Subdivision Map Act, there are seven findings that must be met to justify approval of a Tentative Map application. Staff analyzed the application against these findings for Tentative Tract Map No. 39262 (PTM25-0005) below:

Finding A: *The proposed Tentative Tract Map is consistent with the General Plan.*

Finding of Fact: The General Plan designates the site as the Butterfield Specific Plan with Low Density Residential (0–5 du/ac) and Medium Density Residential (MDR) land use districts. The proposed subdivision of 68.74 acres into 193 single-family lots meets or exceeds the minimum lot size of 5,000 square feet and 4,500 square feet of the LDR and MDR land use districts, respectively, and maintains a density within the Specific Plan range. The design is compatible with surrounding Butterfield neighborhoods and furthers the Specific Plan's policies on neighborhood character and land use compatibility.

Finding B: *The design and improvements of the proposed Tentative Tract Map is consistent with the zoning district in which the property is located.*

Finding of Fact: The project meets LDR and MDR land use district development standards consistent with Section 5.0 of the Butterfield Specific Plan and meeting all Public Works development standards providing adequate vehicular, pedestrian, and emergency access. All streets, utilities, and drainage facilities will be constructed to City standards.

Finding C: *The site is physically suited for this type of development.*

Finding of Fact: The Final Map of TM35967, approved by the City Council and recorded in 2020, established the current master planned layout of the northern half of the Butterfield Specific Plan. The 68.74-acre site is relatively flat with a gentle north to south downhill grade and will be subdivided into 193 single-family lots that will be compatible in size to other surrounding properties of the Butterfield Specific Plan.

Finding D: *The subject site is physically suitable for the proposed density of development.*

Finding of Fact: The proposed project consists of 24.56 acres of LDR (0-05 du/ac) and 18.47 acres of MDR (0-10 du/ac) that could permit up to 122 and 185 dwelling units, respectively, for a total of 307 units. The proposed project's 193 units are less intensive than the maximum allowed. The

Butterfield/Atwell project area is currently planned for 4,456 units with a maximum cap of 4,862 units, with a 400+ unit development potential surplus available for the remainder of the Planning Areas.

Finding E: *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Finding of Fact: The proposed project was evaluated for potential effects on the environment as required under the California Environmental Quality Act (CEQA) and it was determined that the project is in compliance a previously adopted Environmental Impact Report (EIR) for the Butterfield Specific Plan (SCH No. 2007091194) and pursuant to CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations) and the proposed project meets or exceeds all development standards, and no further analysis or environmental action is required.

Finding F: *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

Finding of Fact: The subdivision design of Planning Areas 50A and 51, a park area, and future home construction are not likely to cause serious public health problems as the project is consistent with the Butterfield Specific Plan and will comply with all applicable City codes, California Building Code requirements, and adopted development and public improvement standards for stormwater management, street improvements, and safety.

Finding G: *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.*

Finding of Fact: The proposed subdivision will submit for a Final Map review with the Public Works Department, which will ensure that all lots have access, streets are dedicated, utility easements aligned, and emergency access points delineated and recorded with the Final Map, ensuring emergency and resident access without impacting the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION:

The proposed project was evaluated for potential effects on the environment as required under the California Environmental Quality Act (CEQA) and it was determined that the project is in compliance a previously adopted Environmental Impact Report (EIR) for the Butterfield Specific Plan (SCH No. 2007091194) and pursuant to CEQA Guidelines 15162 (Subsequent EIRs and Negative Declarations) no further analysis or environmental action is required. The project is subject to the adopted Mitigation Monitoring and Reporting Program of the Butterfield Specific Plan EIR Addendum found here <https://banningca.gov/Archive.aspx?AMID=57&Type=&ADID=> and attached to this staff report. A Notice of Determination has been prepared for the project.

PUBLIC COMMUNICATION:

A public hearing notice for Tentative Tract Map No. 39262 (PTM25-0005) was advertised in the Record Gazette newspaper, December 26, 2025. The public hearing notice for the project was mailed to all property owners within 300 feet of the project site on January 2, 2026, notifying the public that the subject application would be considered by the City Council at the regular meeting on January 13, 2026. As of the date of this report, staff have not received any written comments for or against the Project.

FISCAL IMPACT:

Approval of Tentative Tract Map No. 39262 (PTM25-0005) will not result in a direct fiscal impact of the City's General Fund. The applicant is responsible for all costs associated with the subdivision, including design, construction, and installation of required public improvements. Processing costs have been

recovered through application fees. Future development of the site will generate property tax revenue and development impact fees, which will offset the cost of municipal services to the new residential lots.

ALTERNATIVES:

1. Adopt Resolution 2026-04 with Modifications. Approve the Tentative Tract Map but direct staff to modify or add conditions of approval as determined by the City Council.
2. Continue the Public Hearing. Continue the item to a date certain or a future meeting to allow time for additional information, analysis, or project modifications.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [7.3a_PTM25-0005_TM39262_CC_Resolution_2026-04.pdf](#)
2. [7.3b_PTM25-0005_TM39262_CC_COA_ExA_1-13-26.pdf](#)
3. [7.3c_PTM25-0005_TM39262_Vicinity_Map.pdf](#)
4. [7.3d_PTM25-0005_TM39262_COMP_SITE_PLAN.pdf](#)
5. [7.3e_PTM25-0005_TM39262_PA_50A-51_Plans.pdf](#)
6. [7.3f_Butterfield_SP_-_Mitigation_Monitoring_and_Reporting_Program_and_Addendum.pdf](#)
7. [7.3g_PTM25-0005_TM39262_NOD_1-13-26.pdf](#)
8. [7.3h_PTM25-0005_TM39262_PHN_Affidavit.pdf](#)
9. [7.3i_PC_Minutes_DRAFT_Dec_3_2025.pdf](#)