



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Arturo Vela, Acting City Manager

PREPARED BY: Ralph Wright, Parks and Recreation Director
Ralph Wright, Parks and Recreation Director

MEETING DATE: August 26, 2025

SUBJECT: Ground Lease Agreement - COB and Diversified Pacific Development Group, LLC for Stagecoach Days Overflow Parking

RECOMMENDATION:

That the City Council authorize the Acting City Manager to execute the Ground Lease Agreement with Diversified Pacific Development Group, LLC, for overflow parking during Stagecoach Days 2025.

BACKGROUND:

The annual Stagecoach Days event is held in September each year at A.C. Dysart Park. In June of 2025, the City entered into and approved a renewed MOU with the Banning Stagecoach Day's Association to support the event through cash support as well as In-Kind service support. The event has grown and parking on the Dysart grounds is not sufficient for all attendees. To assist with this additional parking need, the City of Banning has entered into ground lease agreements with Diversified Pacific Development Group for several years to accommodate overflow parking during Stagecoach Days. The Agreement allows the city to use land owned by Diversified Pacific for a nominal fee of \$1.00. The lease agreement is for the lot directly east of Dysart Park and has served as an overflow parking area for the past events without complications.

JUSTIFICATION:

Parking at Dysart Park is not sufficient to accommodate parking needs during Stagecoach Days. The Diversified Pacific property is immediately adjacent to the parking lot at Dysart Park and rent charged is a \$1 fee. Without the Agreement, off-site parking and shuttle buses would be required.

FISCAL IMPACT:

No significant fiscal impact as agreement calls for a nominal fee of \$1 for the term of the ground lease.

ALTERNATIVES:

1. Approve as recommended.
2. Do not approve and provide alternative direction.

BUDGETED?:

Yes

CONTRACT/AGREEMENT:

Yes

ATTACHMENTS:

1. [2025 Stagecoach Days Overload Parking Ground Lease-Div Pac LLC \(Signed\).pdf](#)