



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Robert Fisher, Acting City Manager

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

MEETING DATE: February 25, 2025

SUBJECT: Consideration of Resolution 2025-27, Approving Final Tract Maps 37389-4, 37389-6, and 37389 and Release the Maps for Recordation; Authorize Staff to Sign the Subdivision Improvement Agreements and Final Tract Maps; Accept Faithful Performance and Labor Bonds for Public Improvements

RECOMMENDATION:

Adopt Resolution 2025-27.

BACKGROUND:

Tentative Tract Map (TTM) No. 37389 was approved by City Council on June 22, 2021 as Resolution 2021-59. The proposed map implements the Atwell Specific Plan (also known as the Butterfield Specific Plan; "Specific Plan") originally approved by the City Council in March of 2012, with minor modifications approved in 2017 and provides for the development as allowed by the Specific Plan.

The applicant has processed the final 3 Final Maps for portions of the approved Tentative Tract Map, as permitted by the Subdivision Map Act. The first four final maps (FM 37389-1, FM 37389-2, FM 37389-3, & FM 37388-5) were approved by City Council on September 13, 2022 with Resolution 2022-122. The final three maps are ready for approval. Final Tract Map 37389-4 subdivides Planning Area 12 with 79 residential lots and 8 street and open space lots. Final Map 37389-6 subdivides Planning Area 9A with 84 residential lots and 8 street and open space lots. Final Map 37389 subdivides Planning Area 13 with 85 residential lots and 9 street and open space lots. All three maps are consistent with the approved Tentative Tract Map and Conditions of Approval.

Prior to bringing these maps to City Council for recordation, Tri-Pointe Homes was required to obtain a Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) for proposed changes and impacts to the existing Smith Creek in the area to be subdivided. These agreements have been obtained and provided to the City as required in the Conditions of Approval. Further, as these maps impact areas identified as a Zone A Floodplain by the Federal Emergency Management Agency (FEMA), the applicant was required to show that storm water flows can be mitigated to not cause flooding within the project or downstream. This is achieved by the construction of a large interim storm water detention basin north of the Southern California Edison powerline easement to reduce peak storm water flow through the project site. This was demonstrated with the preparation of a Conditional Letter of Map Approval (CLOMR) prepared and processed by the City of Banning and FEMA for the entirety of the project. The proposed interim basin was checked for consistency with the project CLOMR. Tri-Pointe Homes is continuing to work with the Riverside County Flood Control District (RCFCD), CDFW, and the Regional Water Quality Control Board (RWQCB) on the final design for the

Smith Creek Detention Facility that would be the replacement for the interim basin and maintained by RCFCD.

The applicant has been working with the church on Wilson Street regarding the impacts to their property due to the channelization of Smith Creek and residential lots to the north of the church property. A separate and future action regarding that parcel will be brought to Council for action. That action will include some transference of property between the entities, that have been agreed to by both parties. Those documents are currently in technical review with the Engineering Division.

When these maps are recorded, the subdivision of Atwell Phase 2A and Tentative Tract Map 37389 will be complete.

JUSTIFICATION:

Final Maps 37389-4, 37389-6, and 37389 were checked by the City's consulting surveyor and were 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 substantial conformance with the approved TTM 37389.

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 2025-27 and provide staff with additional direction.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Resolution 2025-27, FTM 37389-4, 37389-6, AND 37389.docx](#)
2. [Reso 2025-27 Exb. A TM 37389-4.pdf](#)
3. [Reso 2025-27 Exb. B SIA TM 37389-4.pdf](#)
4. [Reso 2025-27 Exb. C TM 37389-6.pdf](#)
5. [Reso 2025-27 Exb. D SIA TM 37389-6.pdf](#)
6. [Reso 2025-27 Exb. E TM 37389.pdf](#)
7. [Att 1 - Atwell Composite Site Plan 2024_0115.pdf](#)
8. [Att 2 - Reso 2021-059.pdf](#)
9. [Att 3 - TM 37389-4 Bonds.pdf](#)
10. [Att 4 - TM 37389-6 Bonds.pdf](#)
11. [Att 5 - TM 37389 Bonds.pdf](#)
12. [Reso 2025-27 Exb. F SIA TM 37389.pdf](#)