



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Arturo Vela, Interim City Manager

**PREPARED BY:** Mark Staples, Planning Manager

**MEETING DATE:** January 27, 2026

**SUBJECT:** Continued from January 13, 2026, meeting - continued deliberation by the City Council to Consideration of Resolution 2026-03, Approving a Tentative Tract Map Application (Case No. TTM 39259/PTM25-0004), submitted by Tri Pointe Homes to Subdivide 15 Parcels Totaling 160.02 Acres into 544 Single-Family Residential Lots and 36 Condominium Lots (for 248 Duplex Condominium Units) Located at the Northwest Corner of Highland Home Road and the Southern California Edison Corridor.

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### **RECOMMENDATION:**

Adopt Resolution 2026-03

### **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.  
1250 Corona Pointe Court, Ste 600  
Corona, CA 92879

### **January 13, 2026, City Council Meeting Summary:**

At the January 13, 2026, City Council meeting, a public hearing was opened and closed for this project, comments from the public were received, and the Council asked questions of the project applicant. Council Member Miller motioned to continue the item to the next meeting, with Mayor Royce seconding the motion. The questions asked at the January 13 meeting include:

1. How many parks will there be in the subdivision? Within TTM39259 there are two (2) parks; a 1.03-acre park next to the condominiums, a 5.62-acre park in the northwest corner of the subdivision.
2. What will be the square foot range of the condominium units? The livable square footage is as follows: Plan 1 – 1,347sf 2 bd/2 ba, Plan 2 – 1,464sf 3 bd/2 ba, Plan 3 – 1,659sf 3 bd/2 ba, Plan 4 – 1,680sf 4 bd/3 ba.

3. What kind of prices will the condos be sold at? It is all dependent on the market, but TPH would like to price these in the low \$400k which will be the most attainable homes within Atwell.

4. Will these homes be turned in to rentals in this subdivision? Tri Pointe Homes has an Occupancy Addendum in their purchase agreements that require the buyer to occupy the home for the first year after close of escrow. Per Tri Pointe Homes, many of their buyers are first time homebuyers who are leaving the rental community. These first-time buyers typically put the minimum down payment to get into their new home. These financial calculations, when compared to the current Banning rental price point, does not result in a profit for a homeowner or investor that tries to flip their home into a rental. In addition, as of 1/14/26, only five (5) properties per Zillow are currently listed for rent within Atwell.

5. The project findings state the land use and increased density is suitable for the area, won't this double the traffic impact in the area? Project Area 49A has an existing land use designation of Medium Density Residential (MDR) which allows a maximum of 10 residential units per acres. PA49A is 20.75 acres in land area, which would allow up to 207 units on the site. The increased density would allow Tri Pointe homes to add 41 more condos to a total of 248 units. Project Area 47C to the west of 49A is also MDR without a density increase and proposes 178 single family residential lots on 20.77 acres, average 8.6 residential units per acre. Project Areas 46 further west, and PAs 47A, 48A, 49B and 53 to the north across Ironwood Way are a mix of LDR and MDR averaging 4.4 to 5.0 residential units per acre. The overall project allows a range of residential land uses and the EIR in 2011 and Addendum in 2017 view the traffic impacts of the Atwell development as a whole and its mitigation measures are based on the original total development of 5,382 residential units, and in turn the reduced maximum of 4,862 units. This increase in density for the 20.75 acres of PA 49A will not have an impact to the immediate or regional area as the EIR addressed the total entitlement of 4,862 units.

6. Will the condos be a part of the homeowners association for the rest of the Atwell community? Yes, each unit of the duplex will be part of the established Atwell Master and Community HOA. There will be an additional cost center on this PA for the maintenance of the private drives.

7. Will the Veterans tree be save along Highland Springs Avenue? The "Veteran's Tree" is not a part of TTM39259 however, the "Veteran's Tree" is located within the ultimate Highland Springs Avenue right-of-way. Tri Pointe Homes entered into a Settlement Agreement that specified the particulars of the relocation. Tri Pointe Homes is currently working with City staff to determine possible alternative options related to the relocation of the "Veteran's Tree". Further, the Settlement Agreement is not a public record, but a private settlement between TPH, the City and the litigant.

8. Can the project be conditioned to limit the use of the homes as rental units? Currently, TPH's purchase agreement's Occupancy Addendum prohibits such use for the first year, this is consistent with the Council concerns/suggestions. No condition of approval is warranted and under TPH's development agreement, the City cannot impose conditions on TPH's maps unless they are applied City wide. So, we respectfully request that the City Council not impose such a condition.

### **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. TTM39259 (PTM25-0004). After receiving the staff presentation, reviewing the project materials, and taking public testimony, the Planning Commission voted 2-1 to adopt Resolution 2025-12, recommending that the City Council approve Case No. TTM39259 (PTM25-0004), subject to the conditions of approval contained in Exhibit A.

### **Project Summary:**

This is a request to allow the subdivision of fifteen (15) vacant parcels totaling 160.02 acres, into 544 single-family residential lots and 36 condominium lots, including a 1.03-acre Park area, a 5.62-acre Park

area, and passive open space/park areas utilized as drainage basins. The single-family residential lots and condominium lots meet the minimum lot size, density, and other development standards of the Low Density Residential (LDR) and Medium Density Residential (MDR) land use districts of the Butterfield Specific Plan (Atwell).

The subdivision across all Planning Areas will include internal local street access, utility extensions and connections, and flood control drainage improvements are designed in accordance with City standards. The Park areas 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, TTM39259 (PTM25-0004) for the subdivision of 160.02 acres into 544 single-family residential lots and 36 condominium lots, two lettered lots for park use, and two lettered lots along the SCE corridor for open space and stormwater retention purposes. The City Council shall review the Tentative Tract Map application for conformance with Section 66474 of the Subdivision Map Act and Banning Municipal Code Title 16.

**Related Actions:**

The Planning Commission approved a Design Review, at their December 3, 2025, meeting, to allow the construction of 248 duplex condominium units in Planning Area 49A, a 20.75 acre portion of TTM39259, with the landscape design for the Park area in Planning Area 31, along with the front yard and perimeter landscape design for PA 49A, and backbone landscaping along Highland Home Road and Ironwood Way.

**DESCRIPTION:**

**Existing Conditions:**

The 160.02-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 and west. 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
46	LDR	28.76	4.6	5,500 sf	132
47A	LDR	13.42	5.0	5,000 sf	67
47C	MDR	20.77	8.6	2,600 sf	178
48A	MDR	14.27	5.0	4,500 sf	71
49A	MDR	20.75	11.9	1,800 sf	36 lots/ 248 condos
49B	LDR	7.12	4.4	5,000 sf	31
53	MDR	11.66	4.7	4,500 sf	65
31	Park	1.03			

63A	Park	5.62		
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<b>Surrounding Property</b>	<b>Existing Land Use Per Chapter 17</b>	<b>Existing Butterfield Specific Plan Land Use Designation</b>
Subject Property	Vacant	Low Density Residential Medium Density Residential
North	Vacant	Low Density Residential Medium Density Residential Open Space - Parks
South	Vacant – SCE Easement Atwell Phase 2B Under Construction	Low Density Residential
East	Vacant Planning Area 50A & 51 (TM39262)	Low Density Residential Medium Density Residential
West	Vacant Phase 3A Future Atwell Development	Medium Density Residential Low Density Residential

**Project Compliance with Standards:**

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

<b>Butterfield SP Development Standards</b>	<b>Low Density Residential PA 46 &amp; 48A</b>	<b>Medium Density Residential PA 47A, 47C, 49B, &amp; 53</b>	<b>Medium Density Residential PA 49A</b>
Max. Density (Units/Ac.)	5 du/ac	10 du/ac	12 du/ac
Min. Lot Size	5,000	3,500	1,800
Min. Lot Width (Feet)			
Interior	46	35	30
Corner	51	43	60
Min. Lot Frontage (Feet)	20	20	--
Min. Front Setbacks (Feet)			
· Porch	10	10	3
· Living	10	10	3
· Front Facing Garage	20	20	3
· Swing-In Garage	10	5	--
· Living Over Garage	--	--	1

Min. Side Yard Setbacks (Feet)			
· Porch	5	5	--
· Living	10	10	--
· Street Side Living to Sidewalk	--	--	10
· Street Site Porch to Sidewalk	--	--	5
Min. Rear Yard Setbacks (Feet)			
· Living	15	10	5
· Garage/Patio	5	5	5
· Living Over Garage	10	10	--
Max. Building Height	35 Feet	35 Feet	45 Feet
Lot Coverage	50% two-story 70% one-story	70%	--
Parking			
· Resident	2/unit/garage	2/unit/garage	2/unit/garage
· Guest	driveway/street	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 design establishes an internal local street network extending from the northern extension of Highland Home Road, and a new east-west street, Ironwood Way (F Street), providing access to the residential and park areas. Planning Areas 49A, 49B, and 53 will have primary access off Highland Home Road with secondary access off of Ironwood Way. Planning Areas 46, 47A, 47C, and 48A will have their primary access off of Ironwood Way; Planning Area 47C will have internal streets connecting to 49A; Planning Area 48A will have internal street connections to 49B; Planning 47A will have internal street connections to 48A; with Planning Area 46 only having access to Ironwood Way.

As listed in the tables above, the single-family residential lot size minimums of 5,000 sq. ft. consistent with Table 5-2 of the Low Density Residential (LDR) and lot size minimums ranging from 1,800 s.f. to 3,500 s.f. consistent with Table 5-5 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 bisects the Planning Areas east-west providing secondary access to Highland Springs Ave. Utilities and storm drain improvements will be constructed within the dedicated right of way.

The subdivision also includes future open space and park lots along the edges of the tract to the north and west that will serve initially 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 the SCE corridor. These lots will be designed to detain and manage on-site drainage in compliance with City stormwater standards.

**Mass and Scale:**

Tri Pointe Homes is currently designing their housing product, but have yet to submit, for the LDR and MDR sites in Planning Areas 46, 47A, 47C, 48A, 49B, or 53. The subdivision will establish lots that are consistent in size and pattern as those south of the SCE corridor in other Atwell neighborhoods. Any future home construction will require separate Design Review approval prior to building permit issuance to ensure compatibility with Butterfield Specific Plan guidelines, surrounding Atwell developed areas, and compliance with LDR and MDR standards.

The Planning Commission approved PDR25-0008, allowing Tri Pointe Homes to increase the density in Planning Area 49A and future Planning Areas from a maximum of 10 du/ac to 12 du/ac, allowing 248 duplex condominium units to be built. Under the prior MDR standards, the project could have built up to 207 units, resulting in an increase of 41 total units.

The Pardee Homes 2017 settlement agreement and amended Butterfield Specific Plan reduced the overall output of residential units from 5,387 to 4,862 units. Tri Pointe Homes has provided a Land Use Summary table that lists all past, current and future Planning Area's development output to help track compliance with the maximum overall unit count. Calculating Planning Area 49A's density increased to 12 du/ac, the Atwell/Butterfield Specific Plan is on pace for producing just 4,456 units. The SP development area has sufficient capacity for an additional 406 residential units across the remaining Planning Areas. Furthermore, the increased density and change in housing product (two-story attached) will provide more varied housing options in Banning.

**Buffers and Open Space:**

The subdivision benefits from existing and new open space and park buffers. The SCE corridor to the south provides a 430-foot-wide open space buffer to the current southern phases of Tri Pointe Homes' Atwell development. The initial TM35967 subdivision created open spaces west of Planning Areas 46 and 47A and north of 47A, 48A, and 49B planned as drainage control areas around the tract. Park Planning Area 31A is planned to serve the condominium area of 49A and small single-family lots of the MDR subdivision of 47C. Park Planning Area 63A is a regional park area for the area.

**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 grading for each of the Planning Areas, Park areas, and open spaces 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 norther 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. 39259 (PTM25-0004) 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 two Medium Density Residential (MDR) land use districts. The proposed subdivision of 160.02 acres into 544 single-family lots meets the minimum lot size of the LDR and MDR land use districts and maintains a density within the Specific Plan range. Planning Area 49A is proposed to increase density to 12 du/ac with attached condominium units on 1,800 square foot condo lots. The designs of the single-family and condominium units are compatible with surrounding neighborhoods and further 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 160.02-acre site is relatively flat with a gentle north to south downhill grade and will be subdivided into 544 single-family, 36 condominium lots for 248 condo units, with parks and open space, that will be graded and developed to 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 density complies with the LDR (0-05 du/ac) and MDR (0-10 du/ac and 0-12 du/ac) designations and the proposed lots and total dwelling units do not exceed the total planned units of 4,862 units per the 2017 amendment to the Butterfield Specific Plan.

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 the seven (7) Planning Areas, two (2) park areas, and future home construction 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 private lots have access, streets are dedicated, utility easements are located, and any emergency access points are delineated and recorded with the Final Map, ensuring emergency and resident access without impacting 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. 39259 (PTM25-0004) 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 sites 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. 39259 (PTM25-0004) will not result in a direct fiscal impact on 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 2026-03 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. [7.1a\\_PTM25-0004\\_TM39259\\_CC\\_Resolution\\_2026-03.pdf](#)
2. [7.1b\\_PTM25-0004\\_TM39259\\_CC\\_ExA\\_COA\\_1-27-26.pdf](#)
3. [7.1c\\_PTM25-0004\\_TM39259\\_Vicinity\\_Map.pdf](#)
4. [7.1d\\_PTM25-0004\\_TM39259\\_COMP\\_SITE\\_PLAN\\_2025.pdf](#)
5. [7.1e\\_PTM25-0004\\_TM39259\\_COMP\\_SITE\\_PLAN\\_2017.pdf](#)
6. [7.1F\\_PTM25-0004\\_TM39259\\_Project\\_Plans.pdf](#)
7. [7.1g\\_Butterfield\\_SP - Mitigation Monitoring and Reporting Program and Addendum.pdf](#)
8. [7.1h\\_PTM25-0004\\_TM39259\\_NOD\\_1-27-26.pdf](#)
9. [7.1i\\_PTM25-0004\\_TM39259\\_PHN\\_Affidavit.pdf](#)
10. [7.1j\\_PC\\_Minutes\\_DRAFT\\_Dec\\_3\\_2025.pdf](#)
11. [7.1k\\_2025.12.01 - SAFER Comment TTM No. 32962 \(004\).pdf](#)
12. [7.1l\\_Att\\_7\\_TTM\\_37298\\_Butterfield\\_SP\\_Development\\_Agreement.pdf](#)
13. [7.1m\\_Atwell - Stamped NOD\\_EIR\\_ADDENDUM.pdf](#)

