



City of Banning

Community Development Department

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL

Tentative Tract Map No. 39259
PTM25-0004

Northwest corner of Highland Home Road and Southern California Edison Corridor
(APN 408-580-027, -032, -033, -034, -035, -036, -039, -040, -041, -042, -045, -047, -050, -051, -052, -064)

NOTICE IS HEREBY GIVEN that the City Council of the City of Banning, California, will hold a public hearing at its meeting of January 13, 2026. The City Council meeting begins at 5:00 p.m., in the Council Chambers at City Hall, 99 East Ramsey Street, Banning, CA 92220. To observe the live meeting through your personal computer or smart phone enter the following link: <https://banninglive.viebit.com> or view on the Banning Government Channel on Cable Television.

The purpose of this hearing is to consider applications by Tri Pointe Homes (Applicant) for a Tentative Tract Map application (TTM39259/PTM25-0004) to subdivide 16 parcels located in the Low Density Residential (LDR) and Medium Density Residential (MDR) land use districts of the Butterfield Specific Plan, totaling 160.02 acres, into 544 single-family detached residential lots, in Planning Areas 46, 47A, 47C, 48A, 49B, and 53 (98.12 acres) with minimum lot sizes from 3,400 to 5,000 square feet, and 36 condominium lots in Planning Area 49A (20.75 acres) for 248 duplex condominium units, a 1.03-acre park and 5.62-acre park in Planning Areas 31 and 63A, open space and stormwater drainage areas in the Southern California Edison (SCE) corridor in Planning Areas 36 and 37 (23.22 acres) at the northwest corner of Highland Home Road and the SCE corridor (APN 408-580-027, -032, -033, -034, -035, -036, -039, -040, -041, -042, -045, -047, -050, -051, -052, -064)

The Planning Commission reviewed the subject project at its meeting of December 3, 2025, and voted 2 to 1 to recommend approval of the application to the City Council by adopting Resolution 2025-12.

ENVIRONMENTAL DETERMINATION: The proposed project was evaluated under the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project is in compliance with the previously adopted Environmental Impact Report (EIR) for the Butterfield Specific Plan (SCH No. 2007091194) and is subject to the adopted Mitigation Monitoring and Reporting Program found here <https://banningca.gov/ArchiveCenter/ViewFile/Item/1877>. Pursuant to the CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) no further analysis or environmental action is required. A Notice of Determination has been prepared for the project.

REVIEW OF PROJECT INFORMATION: The proposed application, site plan, and related documents are available for public review by contacting the Community Development Department during normal business hours (Monday – Friday, 8:00am to 5:00pm) by telephone at (951) 922-3125.

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing:

- You may provide oral comments at the in-person hearing. Agendas are available at least 72 hours in advance of the meeting online: https://banningca.granicus.com/ViewPublisher.php?view_id=1
- Written comments may be submitted to the City Council by email at CityClerks@banningca.gov or letter to the address below. Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the City Council as soon as practicable and retained for the official record.

City Clerk's Office
PO Box 998
99 E. Ramsey St
Banning, CA 92220

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing (Government Code Section 65009[b][2]).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at 951-822-3125. Notification 48 hours prior to the meeting Will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

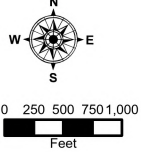
Si necesita ayuda con esta carta, por favor llame a la Ciudad de Banning y puede hablar con Sandra Calderon, teléfono (951) 922-3125.

BY ORDER OF THE PLANNING MANAGER OF THE CITY OF BANNING, CALIFORNIA.

Mark Staples
Planning Manager

Dated: December 22, 2025
Publish: December 26, 2025

BANNING
CALIFORNIA



VICINITY MAP

PROJECT NUMBER:PTM25-0004

APN: 408-580-031, 408-580-032, 408-580-033, 408-580-034, 408-580-035,
408-580-036, 408-580-039, 408-580-040, 408-580-041, 408-580-042,
408-580-045, 408-580-049, 408-580-050, 408-580-051, 408-580-052,
408-580-063

ZONE:Pardee-Butterfield Specific Plan

