



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Brandon Robinson, Electrical Engineering Supervisor
Arturo Vela, Director of Public Works

MEETING DATE: September 10, 2024

SUBJECT: Accept an Easement from Tri Pointe Homes for Electric Utility Purposes on Tract Map No. 37389-1, within the Atwell Development for the Maintenance of the City-Owned Electric Distribution System

RECOMMENDATION:

Staff recommends that City Council accepts an easement from Tri Pointe Homes for electric utility purposes for Tract Map No. 37389-1, Lots 'K', 'L', 'O', 'P', and 'Q' within the Atwell Development for the maintenance of the City-owned electric distribution system.

BACKGROUND:

Final Tract Map No. 37389-3 within the Atwell Development Specific Plan was approved by City Council by Resolution No. 2019-151 on December 10, 2019. Banning Electric Utility has constructed electrical improvements within these tracts that were required to serve the housing development. As part of the Conditions of Approval for the project, the owner is required to provide the City with necessary easements for the maintenance of the City owned electric distribution system.

This easement will cover electric facilities that were constructed within Lots 'M' and "N", which is included in Tract Map 37398-3. The facilities within the proposed easement consist of primary underground electric infrastructure required for utility service along Clover Drive and Fallwater Place within the Atwell development.

JUSTIFICATION:

It is necessary to obtain the easements for the City to access and provide maintenance for the City owned electric distribution equipment which may include utility poles, conduit with conductors, transformers, switchgear, equipment pads and meters.

FISCAL IMPACT:

There is no fiscal impact associated with the acceptance of the easement.

ALTERNATIVES:

Do not approve and provide alternative direction.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Easement Tract No 37389-3_7-15-24.pdf](#)
2. [Certificate of Acceptance - TriPointe Homes.docx](#)