



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Robert Fisher, Acting City Manager

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

MEETING DATE: July 8, 2025

SUBJECT: Accepting a Quitclaim of Existing City Easements Related to the Improvement of Tract Map No. 37389-6, PA 9A Within the Atwell Specific Plan

RECOMMENDATION:

Staff recommends that the City Council accept a quitclaim of existing easements from Tri Pointe Homes for electric utility purposes for Tract Map No. 37389-6, PA 9A within the Atwell development for the maintenance of the City-owned electric distribution system.

BACKGROUND:

The recommended action would quitclaim portions of easements for electric utility purposes that was originally recorded February 4, 1960 for the Highland Estates tract map and included with Atwell Final Map 37389-6, PA 6A. The existing electric facilities were adjusted with the Lot Line Adjustment between Tri-Pointe Homes and the existing homeowners within Highland Estates per an agreement between the parties and the City of Banning's Electric Utility. The portion of easement to be quitclaimed provides no benefit to the City of Banning across private properties within the Highland Estates and the Atwell development, and would not cause any harm to the City of Banning to quitclaim the portion of the easement.

JUSTIFICATION:

City Council action on this item is necessary in order for Tri Pointe Homes to comply with the conditions of approval for Tract Map No. 37389-6, and for the construction of the subdivision without hinderances or obstruction caused by electric utility facilities.

FISCAL IMPACT:

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

ALTERNATIVES:

Do not accept the quitclaim and provide alternative direction.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. QUITCLAIM DEED_Tract 37389-6 PA 9A.doc
2. Quitclaim Easement Legal & Boundary 37389-_PA 9A.pdf