



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

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

MEETING DATE: December 10, 2024

SUBJECT: Accept an Easement from Tri Pointe Homes for Electric Utility Purposes on Accessor's Tract Map Nos. 37388-1 Raintree Place, 37389-3 PA 29, and 37388-2 PA 15B, within the Atwell Development for the Maintenance of the City-Owned Electric Distribution System

RECOMMENDATION:

Staff recommends that City Council accept an easement from Tri Pointe Homes for electric utility purposes for Tract Map Nos. 37388-1 Raintree Place, 37389-3 PA 29, 37388-2 PA 15B within the Atwell Development for the maintenance of the City-owned electric distribution system.

BACKGROUND:

Final Tract Maps No. 37388-1 and 37388-2 within the Atwell Development Specific Plan was approved by City Council by Resolution No. 2024-29 on February 27, 2024 and the Final Tract Map No. 37389-3 within the Atwell Development Specific Plan was approved by City Council by Resolution No. 2022-122 on September 13, 2022. 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.

The facilities within the proposed easements consist of primary underground electric infrastructure required for utility service 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 accept the easement and provide alternative direction.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Easement Tract 37388-1, Raintree Pl.pdf](#)
2. [Certificate of Acceptance - Raintree Place](#)
3. [Easement Tract 37389-3, PA29.pdf](#)
4. [Certificate of Acceptance - Easement for 37389-3, PA 29.](#)
5. [Easement Tract 37388-2, PA 15B.pdf](#)
6. [Certificate of Acceptance - Easement for 37388-2, PA 15B](#)