



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Arturo Vela, Interim City Manager

PREPARED BY: Nate Smith, Deputy Director of Public Works/City Engineer

MEETING DATE: October 28, 2025

SUBJECT: Acceptance of Various Easements on APN 541-330-004 at 1350 Barbour Street

RECOMMENDATION:

Accept Various Easements on APN 541-330-004 at 1350 Barbour Street and direct City Clerk to accept and record said easements.

BACKGROUND:

In the course of development on Assessor's Parcel Number (APN) 541-330-004 at 1350 Barbour Street, conditions of approval on the project required that various easements be offered to the City of Banning. Each of the three required easements are listed below:

1. Barbour Street Right of Way: The property owner is offering a Right-of-Way Dedication for Road and Utility Purposes along Barbour Street to meet the Circulation Element requirements for a Divided Collector in commercial and industrial land use areas.
2. West Property Line Utility Easement: The property owner is offering an Easement for Public Utility and Access purposes along the western property line, expanding the existing utility easement over existing utility lines to provide adequate space for continued maintenance of the existing utility lines.
3. Onsite Emergency Access: The property owner is offering an Easement for Emergency Access Purposes along the onsite access road. This easement allows for emergency vehicles to access the project site and requires that the easement area be maintained free and clear of any obstructions that would restrict the ability for emergency vehicles to access the property.

JUSTIFICATION:

It is necessary to obtain the easements to comply with the approved Conditions of Approval for Right-of-Way on Barbour Street, Public Utility Purposes along the east project boundary, and emergency access through the project site.

FISCAL IMPACT:

None.

ALTERNATIVES:

Do not accept the easements and provide alternate direction to staff.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [APN 541-330-004 Emergency Access Easement \(COA, Grant Deed, Plat, Legal\).pdf.pdf](#)
2. [APN 541-330-004 Public Utility and Access Easement \(COA, Grant Deed, Plat, Legal\).pdf.pdf](#)
3. [APN 541-330-004 Road and Utility Purposes \(COA, Grant Deed, Plat, Legal\).pdf.pdf](#)