



## 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:** November 12, 2024

**SUBJECT:** Accept an Easement from Tri Pointe Homes for Electric Utility Purposes on Accessor's Tract Map No. 37388-3, within the Atwell Development for the Maintenance of the City-Owned Electric Distribution System

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### **RECOMMENDATION:**

Staff recommends that City Council accepts an easement from Tri Pointe Homes for electric utility purposes for Tract Map No. 37388-3, Lots 12, 18, and 24 within the Atwell Development for the maintenance of the City-owned electric distribution system.

### **BACKGROUND:**

Final Tract Map No. 37388-3 within the Atwell Development Specific Plan was approved by City Council by Resolution No. 2024-29 on February 27, 2024. 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 Planning Area (PA) 15A, Lots 1, 7, 42, 43, 48, 54, 55, 60, and 61 which is included in Tract Map 37388-3. The facilities within the proposed easement consist of primary underground electric infrastructure required for utility service within PA 15A of 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 37388-3, PA 15A-2.pdf](#)
2. [Att\\_1\\_Certificate\\_of\\_Acceptance\\_-\\_Easement\\_for\\_37388-3\\_\\_PA\\_15A-2.pdf](#)