



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

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

MEETING DATE: October 8, 2024

SUBJECT: Accept an Easement for Public Street and Utility Purposes from the San Gorgonio Memorial Hospital for the Construction and Operation of a Two-Bay Bus Stop on Highland Springs Avenue South of Wilson Street

RECOMMENDATION:

Accept the easement from San Gorgonio Memorial Hospital.

BACKGROUND:

In connection with the Atwell project, Tri-Pointe Homes will construct an expanded bus bay on Highland Springs Ave adjacent to the San Gorgonio Memorial Hospital, replacing a current under developed bus stop at the same location. The bus bay will include space for two (2) busses to be able to pull out of traffic lanes to service the stop. This will provide an improvement over existing operations, as this stop is a time stop for the transit service, meaning that busses can dwell at the current stop for an extended period of time to ensure that the schedule is met. In the current configuration, busses block the dedicated right turn land from Highland Springs Avenue to Wilson Street. In the revised condition, the busses will be clear of the vehicle lanes, removing an obstruction to traffic flow. The expanded bus bay also allows for two busses from Banning Connect or other transit providers to share the space, facilitating transfers between lines and systems.

The plan was developed in coordination with the San Gorgonio Memorial Hospital, who participated in initial design considerations as this project does impact their private property. This final plan was presented to the Hospital for acceptance prior to the Hospital granting an easement to the City of Banning.

JUSTIFICATION:

It is necessary to obtain the Easement for Public Streets and Utilities Purposes in order to construct and maintain the new bus stop on Highland Springs Avenue.

FISCAL IMPACT:

The Easement for Public Streets and Utility Purposes is being offered to the City of Banning by the San Gorgonio Memorial Hospital at no cost to the City.

The construction costs of the facility will be borne by Tri-Pointe Homes.

ALTERNATIVES:

Do not accept the easement and provide alternative direction.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Easement, Plat and Legal Description.pdf](#)
2. [Certificate of Acceptance.docx](#)
3. [Certificate of Acceptance.pdf](#)
4. [Att. 3 - Highland Spring Bus Bay Plans - REFERENCE.pdf](#)