



## 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:** September 23, 2025

**SUBJECT:** Consideration of Accepting an Easement from Tri-Pointe Homes for Storm Drain Purposes Within Tract 37388-3 of the Atwell Project

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**RECOMMENDATION:**

Accept an Easement from Tri-Pointe Homes for Storm Drain Purposes Within Tract 37388-3 of the Atwell Project.

**BACKGROUND:**

On February 27th, 2024, the City Council adopted Resolution 2024-29 authorizing the recordation of Final Maps 37388-1, 37388-2, and 37388-3. Within Final Map 37388-3, Lot O was created for roadway and utility purposes. Tri-Pointe Homes as since completed grading and drainage plans for this tract map and is in the process of completing these improvements. This easement will allow for storm water to be conveyed from the project site to the storm drain main line in Highland Home Road.

**JUSTIFICATION:**

It is necessary to obtain the easement for the ongoing maintenance of the storm drain pipe connecting the tract to the storm drain main line in Highland Home Road.

**FISCAL IMPACT:**

None

**ALTERNATIVES:**

Do not accept the easement and provide alternative direction.

**BUDGETED?:**

No

**CONTRACT/AGREEMENT:**

No

**ATTACHMENTS:**

1. [Certificate of Acceptance.pdf](#)
2. [Strom Drain Easement - Grand Deed, Legal Description, Plat.pdf](#)