



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Robert Fisher, Acting City Manager

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

MEETING DATE: March 25, 2025

SUBJECT: Accept an Easement from Tri Pointe Homes for Electric Utility Purposes on Accessor's Tract Map No. 37388-7, Lot G, 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 No. 37388-7, Lot G, within the Atwell Development for the maintenance of the City owned and operated electric distribution system.

BACKGROUND:

Final Tract Map No. 37388-7 within the Atwell Development Specific Plan was approved by City Council by Resolution No. 2024-190 on December 10, 2024. Banning Electric Utility has constructed electrical improvements within this tract 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 and operated electric distribution system.

The facilities within the proposed easement consist of primary underground electric infrastructure required for utility service within the Atwell development.

JUSTIFICATION:

It is necessary to obtain the easement for the City to access and maintain 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. [Att. 1_Certificate of Acceptance - Easement for 37388-7, Lot G.docx](#)
2. [Att. 2_Easement Tract 37388-7, Lot G.pdf](#)