



## 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:** May 13, 2025

**SUBJECT:** Accept an Easement from Tri Pointe Homes for Electric Utility Purposes on Accessor's Tract Map No. 37389-3 PA 29 within the Atwell Development for the Maintenance of the City-Owned Electric Distribution System

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### **RECOMMENDATION:**

Staff recommends that City Council accept an easement from Tri Pointe Homes for electric utility purposes for Tract Map No. 37389-3 PA 29 within the Atwell development for the maintenance of the City-owned electric distribution system.

### **BACKGROUND:**

Final Tract Map No. 37389-3 within the Atwell Development Specific Plan was approved by the City Council by Resolution No. 2022-122 on September 13, 2022. The 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 developer or owner is required to provide the City with the necessary easements for the maintenance of the City owned electric distribution system.

The facilities within the proposed easements 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 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 37389-3\\_PA29.pdf](#)
2. [Certificate of Acceptance - Easement for 37389-3, PA 29.docx](#)