



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Kevin Sin, Senior Civil Engineer
Art Vela, Director of Public Works

MEETING DATE: September 10, 2024

SUBJECT: Accept as Complete Various Improvements Related to the Atwell Specific Plan Development and Authorize the 90% Reduction of the Improvement Bonds

RECOMMENDATION:

City Council accept as complete various improvements related to the Atwell Specific Plan Development and authorize the 90% reductions in the improvements bonds.

BACKGROUND:

On December 10, 2019, City Council adopted Resolution 2019-151 approving Final Tract Map No. 37298-1 (NP-1 Pump Line and Segment D1 Non-Potable Water Line), releasing the map for recordation; authorizing staff to sign the subdivision improvement agreement and final tract map; and accepting the Performance and Labor and Material Bond for public improvements.

On April 22, 2022, City Council adopted Resolution 2022-44 authorizing staff to sign the Subdivision Improvement Agreement and accept the performance and labor/material bonds for public improvements at the Meadowline Water Interconnect Facility.

On June 28, 2022, City Council accepted a lot dedication from Tri Pointe Homes for the construction of the Meadowline Water Interconnect Facility for Tract Map No. 37298-1 within the Atwell Specific Plan Development.

On September 13, 2022, City Council adopted Resolution 2022-122 approving Final Tract Map Nos. 37389-1, 37389-2, 37389-3 and 37389-5 (Highland Home Road Pershing Channel Storm Drain), releasing the maps for recordation; authorizing staff to sign the subdivision improvement agreements and final tract maps; and accepting various Performance and Labor and Material Bonds for public improvements.

As conditions of approval for the Atwell Specific Plan development, Tri Pointe Homes was required to sign subdivision improvement agreements and to submit bonds to assure the City that the required public improvements are constructed according to City standards and specifications.

These public improvements included the NP-1 Pump Line, the Segment D1 Non-Potable Water Line, the Meadowline Water Interconnect Facility (mechanical and civil), and the Highland Home Road (Pershing Channel) Storm Drain for the Atwell Specific Plan Development.

JUSTIFICATION:

Staff has verified through inspections that the required public improvements were completed per City standards and specifications and recommends that City Council accept the improvements as complete and authorize the 90% bond exoneration for the following bonds:

<u>Bond #</u>	<u>Bond Amount</u>	<u>Improvements</u>
CMS331836	\$360,716.71	NP-1 Non-Potable Water Pump Line
CMS331838	\$1,252,659.70	Segment D1 Non-Potable Water Line
30151570	\$2,734,000.00	Meadowline Interconnect (Mechanical)
30151571	\$181,876.07	Meadowline Interconnect (Civil)
30164654	\$1,121,753.13	HHR Storm Drain (Pershing Channel)

The remaining 10% of the bond amounts will remain for a period of 12 months (maintenance period) at which point the 10% balance will be released and the improvements will become City owned and maintained improvements.

FISCAL IMPACT:

Not applicable.

ALTERNATIVES:

Do not accept staff's recommendation and provide staff with additional direction.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [Attachment 1 - SIA for Tract 37298-1 \(NP-1 and Segment D1\).pdf](#)
2. [Attachment 2 - NP1 Pump Line Bond.pdf](#)
3. [Attachment 3 - Segment D1 Non-Potable Water Bond.pdf](#)
4. [Attachment 4 - Meadowline Interconnect SIA and Bonds.pdf](#)
5. [Attachment 5 - SIA for Tr 37389-1 \(HHR Pershing Channel SD\).pdf](#)
6. [Attachment 6 - HHR \(Pershing Channel\) Storm Drain Bonds.pdf](#)
7. [Attachment 7 - NP-1 Pump Line Plan.pdf](#)
8. [Attachment 8 - NONP SEG-D1 Plan.pdf](#)
9. [Attachment 9 - TR 37298-1 MLW-INTRCNCT MECH PLAN.pdf](#)
10. [Attachment 10 - TR 37298-1 MLW-INTRCNT CIVIL PLAN.pdf](#)
11. [Attachment 11 - TR 37389-1 SD HHR.pdf](#)