



## 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:** October 14, 2025

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

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### **RECOMMENDATION:**

Accept as complete various improvements related to the Atwell Specific Plan development and authorize 90% Reduction of the improvement bonds and full exoneration of monument bonds

### **BACKGROUND:**

City Council adopted Resolution 2024-77 on May 28th, 2024 that approved Final Tract Maps 37388-4, 37388-5, and 37388-6 for recordation, authorized staff to sign the Subdivision Improvement Agreement, and accept Labor and Material Bonds for public improvements. These improvements were required under project conditions of approval. The improvements are related to the Atwell Development Planning Areas 14-1, 16A-1, 16B-1. The storm drain system in these planning areas have been fully developed in accordance with the approved Final Map.

### **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:

BOND NUMBER	IMPROVEMENT
30219397	PA14-1, PA16A-1, PA16B-1 Storm Drain Improvements

Additionally, staff has verified through inspections that the required monumentation was completed per City standards and specifications and recommends that City Council accept the monumentation as complete and authorize the full 100% exoneration of the following bonds:

BOND NUMBER	IMPROVEMENT
30200448	37388-1 Monumentation

### **FISCAL IMPACT:**

After the 1-year warranty period, the City of Banning will fully assume ownership and maintenance of the public facilities constructed.

**ALTERNATIVES:**

Do not accept the improvement and provide direction to staff.

**BUDGETED?:**

No

**CONTRACT/AGREEMENT:**

No

**ATTACHMENTS:**

1. [TR37388-4, -5, -6 SD Bond Release Exhibit.pdf](#)