



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Art Vela, Interim City Manager

**PREPARED BY:** Nate Smith, Deputy Director of Public Works/City Engineer

**MEETING DATE:** February 24, 2026

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

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### **RECOMMENDATION:**

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

### **BACKGROUND:**

On May 28, 2024, City Council adopted Resolution 2024-77 approving Final Tract Map 37388-5, 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. 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 include onsite street, sewer, water, non-potable water, and centerline monuments serving the tract.

### **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 reduction for the following bonds:

Bond Number	Bond Amount	Improvements
30219390	\$913,713.84	Streets
30219391	\$464,875.48	Water and Non-Potable Water
30219392	\$388,584.86	Sewer

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.

Staff has verified through inspections that the required monuments were installed per City standards and specifications and recommends that City Council accept the monuments as complete and authorize the 100% bond exoneration for the following bond:

Bond Number	Bond Amount	Improvements
30219393	\$19,677.90	Monuments

**FISCAL IMPACT:**

Not applicable

**ALTERNATIVES:**

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

**BUDGETED?:**

No

**CONTRACT/AGREEMENT:**

No

**ATTACHMENTS:**

1. [TR37388-5 Improvement Exhibit.pdf](#)
2. [TR37388-5 SIA and Bonds.pdf](#)
3. [TR37388-5 CL Ties.pdf](#)