



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Arturo Vela, Acting City Manager

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

**MEETING DATE:** September 9, 2025

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

### **BACKGROUND:**

City Council adopted Resolution 2022-122 on September 13, 2022 that approved Final Tract Maps 37389-1, 37389-2, and 37389-3 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 Phases 10 and 11. 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
30164656	37389-1: Highland Home Road Street Improvements
30164663	37389-1: Wilson Street Street Improvements
30164651	37389-1: Fallwater Place Non-Potable Water Improvements
30164652	37389-1: Fallwater Place Street Improvements
30164653	37389-1: Fallwater Place Water Improvements
30156475	37389-2 Sewer Improvements
30159477	37389-2 Non-Potable Water Improvements
30159476	37389-2 Water Improvements
30159474	37389-2 Street Improvements
30159479	37389-3 Street Improvements
30159480	37389-3 Sewer Improvements
30159481	37389-3 Water Improvements

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.

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
30159478	37389-2 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. [TR37389-1, -2, -3 Bond Release Exhibits.pdf](#)