



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Elizabeth Gibbs, City Manager

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

MEETING DATE: May 12, 2026

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

RECOMMENDATION:

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

BACKGROUND:

On February 27, 2024, City Council adopted Resolution 2024-29 approving Final Tract Map 37388-3, 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 September 13, 2022, City Council adopted Resolution 2022-122 approving Final Tract Map 37389-1, 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. This map included the requirements for the widening on Wilson Street at the Smith Creek crossing.

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 #	Bond Amount	Improvements
CMS0359923	\$595,680.88	Wilson @ Smith Creek - Street Improvements
CMS0359924	\$79,251.85	Wilson @ Smith Creek - Sewer/Water
30202734	\$1,049,936.93	37388-3 (PA15A) Street Improvements

30202735	\$1,123,023.72	37388-3 (PA15A) Water Improvements
30202763	\$650,736.23	37388-3 (PA15A) Sewer Improvements
30240656	\$4,159,425.80	37389 (PA2A-2) (various) Storm Drain 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.

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 #	Bond Amount	Improvements
30202737	\$44,722.50	37388-3 (PA15A) Monuments
30464665	\$14,835	37389-1 (Backbone) Monuments

FISCAL IMPACT:

Not Applicable

ATTACHMENTS:

1. [37389-1 Wilson Creek Crossing Exhibit.pdf](#)
2. [37389-1 Wilson Creek Crossing SIA and Bonds.pdf](#)
3. [37388-3 Improvement Exhibit.pdf](#)
4. [37388-3 SIA and Bonds.pdf](#)
5. [37388-3 CL Ties.pdf](#)
6. [37389 Improvement Exhibit.pdf](#)
7. [37389 SIA and Bonds.pdf](#)
8. [37389-1 CL Ties.pdf](#)
9. [37389-1 Monumentation Bond.pdf](#)