



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Douglas Schulze, City Manager

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

**MEETING DATE:** November 12, 2024

**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:**

City Council accepts as complete various improvements related to the Atwell Specific Plan Development and authorize the 90% reduction of the improvement bonds.

### **BACKGROUND:**

City Council adopted Resolution 2019-151 on December 10, 2019 that approved Final Tract Map 37298-1 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 backbone infrastructure in Atwell Development Phase 1A, supporting Development Areas 1A, 1B, 2A, 3, 17 and 20. The residential development areas are nearly built out.

### **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:

<b>BOND NUMBER</b>	<b>IMPROVEMENT</b>
CMS331796	Ph. 1A Landmark Way Non Potable Water
CMS331792	Ph. 1A Landmark Way Domestic Water
CMS331795	Ph. 1A Landmark Way Storm Drain
CMS331794	Ph. 1A Landmark Way Sewer
CMS331793	Ph. 1A Landmark Way Street
CMS331804	Ph. 1A Meadowline Way Non Potable Water
CMS331805	Ph. 1A Meadowline Way Storm Drain
CMS331806	Ph. 1A Meadowline Way Sewer
CMS331802	Ph. 1A Meadowline Way Street
CMS331803	Ph. 1A Meadowline Way Domestic Water
CMS339961	Ph. 1B Meadowline Way Non-Potable Water
CMS339969	Ph. 1B Meadowline Way Domestic Water

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 alternative direction.

**BUDGETED?:**

No

**CONTRACT/AGREEMENT:**

No

**ATTACHMENTS:**

1. [Att. 1 Landmark \(Ph1A\).pdf](#)
2. [Att. 2 Meadowline \(Ph1A\).pdf](#)
3. [Att. 3 Meadowline \(Ph1B\).pdf](#)