



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Robert Fisher, Acting City Manager

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

**MEETING DATE:** June 24, 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 2024-29 on February 27, 2024 that approved Final Tract Map 37388-2 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 Phase 15B. This planning area has 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
30204790	PA15B Sewer
30202739	PA15B Water and Non-Potable Water
30200449	PA15B Street
30202732	PH. 2B-1 Storm Drain

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
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30204793	PA15B Monumentation
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**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. [Bond Release Exhibit.pdf](#)