



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: June 23, 2026

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

STAFF 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 September 13, 2022, City Council adopted Resolution 2022-122 approving Final Map 37389-1, authorizing staff to sign the map and subdivision improvement agreements, release the map for recordation, and accept the performance and labor and material bonds for public improvements. This map included requirements for the construction of Apex Street and Meadowline Way within the map boundary.

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, and non-potable water.

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
30164648	\$171,729.50	Apex Street NP Water Improvements
30164649	\$1,003,421.23	Apex Street Improvements
30164650	\$283,820.00	Apex Street Water Improvements
30164659	\$255,909.50	Meadowline Way NP Water Improvements
30164660	\$108,859.00	Meadowline Way Sewer Improvements
30164661	\$1,358,057.54	Meadowline Way Street Improvements

30164662	\$597,136.35	Meadowline Way 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.

FISCAL IMPACT:

Not Applicable

ATTACHMENTS:

1. [Apex Street Non-Potable, Water and Street Bonds.pdf](#)
2. [Apex Street Improvements Exhibit.pdf](#)
3. [Meadowline Way Non-Potable, Water, Sewer and Street Bonds.pdf](#)
4. [Meadowline Way Improvements Exhibit.pdf](#)
5. [Atwell TR#37389-1, 37389-2, 37389-3, 37389-5 Subdivision Improvement Agreement.pdf](#)