



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Kevin Sin, Senior Civil Engineer
Art Vela, Director of Public Works

MEETING DATE: July 9, 2024

SUBJECT: Accept as Complete Various Improvements Related to the Atwell Specific Plan Development and Authorize the 90% Bond Exoneration

RECOMMENDATION:

City Council accept as complete various improvements related to the Atwell Specific Plan Development and authorize the 90% bond exoneration.

BACKGROUND:

On September 8, 2020, City Council adopted Resolution 2020-114 approving Final Tract Map Nos. 37390, 37390-1, 37390-2 and 37390-F (Phase 1B - PA 6, PA 7 and PA 8), releasing the maps for recordation; authorizing staff to sign the subdivision improvement agreements and final tract maps; and accepting various Performance and Labor and Material Bonds for public improvements.

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 included street, water and sewer for Tract 37390-1 (PA 6) and the Meadowline Water Interconnect Facility (mechanical and civil) for Tract 37298-1 of the Atwell Specific Plan Development.

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 #	Bond Amount	Improvements
CMS0339958	\$551,310.00	Tract 37390-1 (PA 6) Sewer
CMS0339959	\$1,196,959.68	Tract 37390-1 (PA 6) Street
CMS0339960	\$592,940.00	Tract 37390-1 (PA 6) 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 additional direction.

ATTACHMENTS:

1. [Atwell - TR 37390-1 \(PA 6\) SIA and Bonds.pdf](#)
2. [TR 37390-1 SEWER PLAN.pdf](#)
3. [TR 37390-1 STREET ON-SITE PLAN.pdf](#)
4. [TR 37390-1 WATER ON-SITE PLAN.pdf](#)