



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Arturo Vela, Acting City Manager

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

**MEETING DATE:** September 9, 2025

**SUBJECT:** Consideration of Resolution 2025-130, authorizing the City Manager to execute Amendment No. 2 to the Transportation Uniform Mitigation Fee Program Reimbursement Agreement with Western Riverside Council of Governments for up to \$20,000,000 for the Sun Lakes Boulevard Extension Project

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### **RECOMMENDATION:**

Adopt Resolution 2025-130

### **BACKGROUND:**

City Council approved Resolution No. 2020-97 on July 14, 2020 that allowed the execution of an agreement between the City of Banning and the Western Riverside Council of Governments (WRCOG) for a Transportation Uniform Mitigation Fee (TUMF) reimbursement for costs related to the planning and design of the Sun Lake Boulevard Extension Project. The original agreement was for a total of \$1,000,000. City Council additionally approved Resolution 2024-185 on November 12, 2024 to amend the reimbursement agreement for a total of \$13,000,000.

WRCOG has developed and administers the TUMF program, a regional fee program designed to provide transportation infrastructure to mitigate the impact of new growth in western Riverside County. Each of WRCOG's members, including the City of Banning (City), participate in the TUMF program through an adopted ordinance. As the program administrator, WRCOG allocates TUMF funds to a variety of agencies, including the Riverside County Transportation Commission (RCTC), Riverside Transit Agency (RTA), Western Riverside Regional Conservation Authority (RCA) and western Riverside cities and Riverside County areas through applicable TUMF Zones. Eligible projects funded by TUMF revenues are those that have been identified as being part of the Regional System of Highway Arterials (also known as the "TUMF Network") in the TUMF Nexus Study. Typically, each TUMF Zone receives 45.7% of TUMF revenues collected within their respective zone. The remainder of the funds are distributed to RTA (3.13%), RCTC (45.7%), RCA (1.47%) and WRCOG (4%). TUMF funds are programmed through a collaborative exercise involving each of WRCOG's member agencies. The WRCOG sub region is divided into five TUMF Zones, which allows member jurisdictions to coordinate with neighboring ones to discuss project allocations. The Pass Zone is comprised of the following: Banning, Beaumont, Calimesa, and Riverside County (District 5). Staff and elected officials representing each jurisdiction within its respective Zone meet regularly to discuss funding allocations for individual projects. The result of these meetings is a 5-year Zone-specific Transportation Improvement Program (TIP), which must be approved by the WRCOG Executive Committee. The current Pass Zone TIP, which includes the Sun Lakes Boulevard Extension project, was approved by the WRCOG Executive Committee at its August 5, 2025 meeting.

### **JUSTIFICATION:**

Sun Lakes Boulevard is identified on the City of Banning General Plan Circulation Element as an Arterial Highway. City Council has previously authorized action related to the design of the roadway including: Acceptance of Offered Right of Way Authorization of a Professional Design Contract TUMF Reimbursement Agreement Reimbursement Agreement with pipeline easement holders Approval of Resolution No. 2025-130 will allocate additional TUMF funds and will allow the City to be reimbursed up to \$20,000,000 in TUMF funding for the Project from the current \$13,000,000.

**FISCAL IMPACT:**

The current Pass Zone TIP includes a new allocation of \$7,000,000 for construction activities for the Sun Lakes Boulevard Extension Project in addition to previously authorized reimbursement for design and construction that totaled \$13,000,000. This action would make those funds available for reimbursement for eligible construction related costs of the Sun Lakes Boulevard Extension Project.

The City is also in receipt of a separate \$13,500,000 grant from the Riverside County Transportation Commission (RCTC) Measure A Regional Arterials Program (MARA), bringing a total of \$33,500,000 of construction funding available for the roadway project. WRCOG recently approved a new TUMF Nexus Study which included a revised and increased maximum TUMF obligation of \$44,422,000 to the project. As a result, staff may consider a possible future amendment to the TUMF Reimbursement Agreement if it is necessary. It should be noted that although the TUMF Nexus Study includes an increased estimate of the project it does not indicate that the cash is available in the Pass Zone to cover the full maximum TUMF obligation.

**ALTERNATIVES:**

Do not approve the recommendation and provide staff with alternative direction.

**BUDGETED?:**

No

**CONTRACT/AGREEMENT:**

Yes

**ATTACHMENTS:**

1. [Reso 2025-130.docx](#)
2. [Reso 2025-130 Exhibit A Amendment No. 2 WRCOG Reimbursement Agreement.pdf](#)
3. [Att. 1 - Reso 2020-097.pdf](#)
4. [Att. 2 - Reso 2024-185.pdf](#)
5. [Att. 3 - TUMF Pass Zone 5-Year TIP FY 25-26.pdf](#)