



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Elizabeth Gibbs, City Manager

PREPARED BY: Patrick Safari, Capital Improvement Projects Manager
Art Vela, Director of Public Works

MEETING DATE: June 9, 2026

SUBJECT: Consideration of Resolution 2026-79 Approving Amendment No. 7 to the Professional Services Agreement with Albert A. Webb Associates, Inc. for an Additional Amount of \$23,550 for Continued Environmental Support Services for the Sun Lakes Blvd Extension Project

STAFF RECOMMENDATION:

Adopt Resolution 2026-79

BACKGROUND:

On April 14, 2020, City Council approved Resolution No. 2020-48 for Professional Services Agreement with Albert A. Webb Associates, Inc. (WEBB) for the design of the Sun Lakes Boulevard Extension Project in the amount of \$548,416.05.

On July 14, 2020, City Council adopted Resolution No. 2020-97, authorizing the City Manager to execute a Transportation Uniform Mitigation Fee (TUMF) Reimbursement Agreement with Western Riverside Council of Government (WRCOG) for up to \$1,000,000 in TUMF funds for the Sun Lakes Boulevard Extension project. The Agreement was subsequently amended two (2) times. The first amendment increased the funding by \$12,000,000 and the second amendment increased the funding by \$7,000,000 for a total of \$20,000,000.

On February 11, 2022, a change order to the Professional Services Agreement with WEBB was approved for out-of-scope work including coordination with Western Riverside County Regional Conservation Authority (RCA) in the amount of \$24,983.25. The approval of this change order was within the City Manager approval authority.

On March 21, 2022, a change order to the Professional Services Agreement with WEBB was approved for out-of-scope work for the preparation of a sediment transport analysis in the amount of \$5,974.88 to comply with requirement of the California Department Fish and Wildlife. The approval of this change order was within the City Manager approval authority.

On October 11, 2022, City Council adopted Resolution 2022-139 to rescind Resolution 2022-106 and to amend the Professional Services Agreement with WEBB (Amendment No. 1) to include additional compensation in the amount of \$148,222 and extend the term of the agreement to June 30, 2024. Amendment No. 1 was for out-of-scope work such as storm drain system design, environmental coordination with RCA, supplemental environmental documentation and jurisdictional delineation and permitting. Amendment No. 1 increased the contract amount to \$751,947.66.

On October 24, 2023, City Council adopted Resolution 2023-174, authorizing the Mayor to execute an Agreement for Measure A Regional Arterial (MARA) funding with the Riverside County Transportation Commission (RCTC) in the amount of \$13,500,000 for the Construction of the Sun Lakes Boulevard Extension Project.

On October 24, 2023, City Council adopted Resolution 2023-175 to amend the Professional Services Agreement with WEBB (Amendment No.2) to include additional compensation in the amount of \$496,079 for continued design of the Sun Lakes Boulevard Extension. Amendment No. 2 increased the contract amount to \$1,248,026.66.

On January 6, 2025, City staff amended the Professional Services Agreement with WEBB (Amendment No.3) to extend the Term of Agreement to June 30, 2026.

On May 27, 2025, City Council adopted Resolution 2025-70 to amend the Professional Services Agreement with WEBB (Amendment No.4) to include additional compensation in the amount of \$57,080 for environmental permitting related biological studies for the Sun Lakes Boulevard Extension. Amendment No. 4 increased the contract amount to \$1,305,106.66.

On August 26, 2025, City Council adopted Resolution 2025-116 to amend the Professional Services Agreement with WEBB (Amendment No.5) to include additional compensation in the amount of \$59,600 for engineering and environmental permitting services for the Sun Lakes Boulevard Extension. Amendment No. 5 increased the contract amount to \$1,364,706.66.

On March 24, 2026, City Council adopted Resolution 2026-56 to amend the Professional Services Agreement with WEBB (Amendment No.6) to include additional compensation in the amount of \$78,624 for construction engineering support services. Amendment No. 6 increased the contract amount to \$1,443,330.66 and extended the Agreement Term to December 31, 2026.

On May 13, 2026, WEBB submitted a proposal (Change Order No. 8) outlining the necessary environmental services for Offsite Compensatory Mitigation Support in the amount of \$23,550. The scope of work under this Amendment No. 7 includes management and coordination support for mitigation associated with regulatory permits which include:

- Permits from the California Department of Fish and Wildlife (CDFW) and the Colorado Regional Water Quality Control Board (RWQCB) for impacts to jurisdictional waters.
- An Incidental Take Permit (ITP) from CDFW for Bombus Crotchii (Crotch bumble bee).

Contract Summary:

Original Contract	\$ 548,416.05
Change Order No. 1	\$ 24,983.25
Change Order No. 2	\$ 5,974.88
Change Order No. 3	\$ 148,222.00
Contingency	\$ 24,351.48
Change Order No. 4	\$ 496,079.00
Change Order No. 5	\$ 57,080.00
Change Order No. 6	\$ 59,600.00
Change Order No. 7	\$ 78,624.00
Change Order No. 8	\$ 23,550.00
Total Contract Value	\$1,466,880.66

JUSTIFICATION:

Sun Lakes Boulevard is identified by the City of Banning General Plan Circulation Element as an Arterial Highway. The proposed extension of Sun Lakes Boulevard will ease traffic congestion on existing city streets; improve public safety and emergency response; and improve regional connectivity.

Approving Amendment No. 7 is critical to ensuring a successful construction phase. By securing WEBB's environmental support during construction, the City will have the necessary resources to navigate complex permittee responsible mitigation requirements, maintain regulatory compliance with CDFW and RWQCB, track progress by the Inland Empire Resource Conservation District and Rivers (IERCD) and Lands Conservancy, and avoid potential enforcement actions or project delays.

FISCAL IMPACT:

An appropriation from the Measure A Fund in the amount of \$23,550 to Account No. 101-4900-431.93-16 is necessary to fund Amendment No. 7.

The additional project costs are eligible and expected to be reimbursed through TUMF Funds administered by WRCOG and MARA Funds administered by RCTC. The City has secured a total of \$33,500,000 from these sources for the project.

ATTACHMENTS:

1. [Resolution 2026-79.docx](#)
2. [Resolution No. 2026-56.pdf](#)
3. [Resolution No. 2025-116.pdf](#)
3. [Resolution No. 2025-070.pdf](#)
4. [Resolution No. 2023-175.pdf](#)
4. [Resolution No. 2023-174.pdf](#)
5. [Resolution No. 2022-139.pdf](#)
5. [Resolution No. 2020-097.pdf](#)
6. [Resolution No. 2020-048.pdf](#)
6. [Original Services Agreement.pdf](#)
7. [Amendment #1.pdf](#)
8. [Amendment #2.pdf](#)
10. [Amendment #3.pdf](#)
12. [Amendment #4.pdf](#)
13. [Amendment #5.pdf](#)
15. [Amendment #6.pdf](#)
17. [Change Orders #1,2 and 3.pdf](#)
18. [Change Order #4.pdf](#)
19. [Change Order #5.pdf](#)
20. [Change Order #6.pdf](#)
21. [Change Order #7.pdf](#)
22. [Change Order #8.pdf](#)