



In accordance with City Council Resolution 1995-21, the minutes of meetings of the City Council and the Boards, Commissions, and Committees of the City shall be prepared as Action Minutes.

The following information comprises the minutes for a special and regular meeting of the City Council, a joint meeting of the Banning City Council and Banning Utility Authority and a joint meeting of the Banning City Council and the Banning City Council sitting in its capacity as the Successor Agency Board.

**MINUTES
CITY COUNCIL**

**8/25/2020
SPECIAL AND REGULAR MEETINGS**

COUNCIL MEMBERS PRESENT: Councilmember Happe
Councilmember Pingree
Mayor Pro Tem Andrade
Mayor Welch

COUNCIL MEMBERS ABSENT: Councilmember Wallace

OTHER PRESENT Douglas Schulze, City Manager
Kevin G. Ennis, City Attorney
Marie Calderon, City Clerk
Sonja De La Fuente, Deputy City Clerk
Matthew Hamner, Police Chief
Ralph Wright, Parks & Recreation Director
Tom Miller, Electric Utility Director
Art Vela, Public Works Director/City Engineer
Jennifer Christensen, Administrative Services Director
Adam Rush, Community Development Director
Laurie Sampson, Executive Assistant

I. CALL TO ORDER – SPECIAL MEETING

The Mayor Called to Order a Special Meeting of the Banning City Council at 4:00 P.M.

The City Attorney listed the items on the closed session agenda.

The Mayor opened public comment for items on the closed session agenda. Seeing none, closed public comment.

The City Council convened to closed session at 4:02 P.M.

II. CLOSED SESSION

ITEM.II.1 CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code Section 54957.6
City Designated Representative: Jennifer Christensen, Administrative Services Director and Doug Schulze, City Manager
Employee Organizations: International Brotherhood of Electrical Workers (IBEW)–General, International Brotherhood of Electrical Workers (IBEW)-Utilities, Teamsters Local Union No. 1932 (Teamsters), Banning Police Officers Association (BPOA), and Banning Police Management Association (BPMA)
Unrepresented Employees: All Department Directors

ITEM.II.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code Section 54956.8
Property: 2422 Charles Street
City Negotiator: Douglas Schulze, City Manager
Negotiating Parties: Chamber of Commerce
Under Negotiation: Price and terms for potential lease of property

ITEM.II.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Paragraph (1) of subdivision (d) of Government Code Section 54956.9
Name of case: Robertson's Ready Mix, Ltd. v. City of Banning, et al., Case No. RIC 1513475

ITEM.II.4 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: One potential case

The City Council reconvened to open session at 5:08 P.M.

III. ADJOURNMENT - CLOSED SESSION

The Mayor adjourned closed session at 5:10 P.M.

I. CALL TO ORDER REGULAR MEETING

The Mayor called to order the regular meeting at 5:11 P.M.

ITEM.I.1 Invocation

Pastor David Diaz of Calvary Chapel offered the invocation.

ITEM.I.2 Pledge of Allegiance

Councilmember Pingree led the Pledge of Allegiance.

ITEM.I.3 Roll Call

The Deputy City Clerk conducted a roll call attendance. Mayor Pro Tem Wallace – excused absence.

II. AGENDA APPROVAL

VOTING

Motion by: Council Member Pingree

Second by: Council Member Welch

COUNCIL	YES	NO	ABSTAIN	RECUSE	ABSENT
Andrade, Daniela	X				
Happe, Dave	X				
Pingree, Kyle	X				
Wallace, Colleen					
Welch, Art	X				X

III. PRESENTATIONS

ITEM.III.1 Special Recognitions

The Mayor and City Council recognized Robert Ybarra, Juanita Diaz, Barry Clark, and Sheila Clark for helping a transient individual reunite with his family out of state and for making Banning a better place to work, play, and live.

IV. REPORT ON CLOSED SESSION

The City Attorney reported that the City Council met in closed session at 4:00 p.m. today. Items discussed were as listed on the agenda above. Regarding Item 1, Conference with Labor Negotiators, direction was provided to the City's negotiators. Regarding Item 2, Conference with Real Property Negotiators, direction was provided to the City's negotiator. Regarding Item 3, Existing Litigation, an update was provided to the City Council. Regarding Item 4, Anticipated Litigation, an update was provided to the City Council.

V. PUBLIC COMMENTS, CORRESPONDENCE, AND APPOINTMENTS

PUBLIC COMMENT

The Mayor opened Public Comment for items not on the agenda.

Inge Schuler requested Rancho San Gorgonio (RSG) clean up their 830 acres, as people are dumping on their property.

Karen Amirson advised that she agreed with the letter to the editor in the Record Gazette regarding concerns with the City. She expressed concern with cannabis industry being cash only. Finally, she asked when Banning will accept new business within its boundaries.

Lynn Hammer shared photographs (Attachment 1) with the City Council she advised they have parked their antique fire trucks with American flags at the freeway overpass at San Gorgonio on 9/11 for the past 18 years and will be doing this again this year. She invited everyone to join them on September 11th from 7:00 A.M. until 2:00 P.M.

John Hagen asked about the progress of the 7-Eleven that was recently approved. He advised that he noticed projects are submitted and approved, but nothing is happening. He has also noticed dumping on RSG property.

Seeing no further comments, the Mayor closed Public Comment for items not on the agenda.

CORRESPONDENCE

None

APPOINTMENTS

ITEM.V.1 Appoint Two City Council Members to the CDBG Ad-Hoc Committee

Appoint Council Member Welch and Mayor Andrade to the CDBG Ad-Hoc Committee.

VOTING

Motion by: Mayor Andrade

Second by: Council Member Pingree

COUNCIL	YES	NO	ABSTAIN	RECUSE	ABSENT
Andrade, Daniela	X				
Happe, David	X				
Pingree, Kyle	X				
Wallace, Colleen					
Welch, Art	X				X

VI. CONSENT ITEMS

- ITEM.VI.1** Regular Meeting Minutes - July 14, 2020
- ITEM.VI.2** Closed Session Minutes - July 14, 2020
- ITEM.VI.3** Special Meeting Minutes - August 5, 2020
- ITEM.VI.4** Police Department Statistics for June and July 2020
- ITEM.VI.5** Fire Department Statistics for June and July 2020
- ITEM.VI.6** Cash, Investments and Reserve Report for the Month of June 2020
- ITEM.VI.7** Cash, Investments and Reserve Report for the Month of July 2020
- ITEM.VI.8** Approval and Ratification of Accounts Payable and Payroll Warrants Issued in the Month of June 2020
- ITEM.VI.9** Approval and Ratification of Accounts Payable and Payroll Warrants Issued in the Month of July 2020
- ITEM.VI.10** Contracts Approved Under the City Manager's Signature Authority for the Month of June and July 2020
- ITEM.VI.11** Increase Cell Business Equipment Purchase Order No. 29949 by \$1580 to Complete Final Payment on Four Year Contract
- ITEM.VI.12** Easements from Pardee Homes for Electric Utility Purposes on Assessor's Tract Map No. 37298-1 for the Maintenance of the City Owned Electric Distribution System
- ITEM.VI.13** Easements from Pardee Homes for Electric Utility Purposes on Assessor's Tract Map No. 37365 for the Maintenance of the City Owned Electric Distribution System
- ITEM.VI.14** Easements from Pardee Homes for Electric Utility Purposes on Assessor's Tract Map No. 37474 for the Maintenance of the City Owned Electric Distribution System
- ITEM.VI.15** Renewal of Joint Power Agreement - Banning and Beaumont Police Departments
- ITEM.VI.16** Resolution 2020-105, Approving Riverside County's California Identification System (CAL-ID) Member Assessment FY 2020/2021
- ITEM.VI.17** Resolution 2020-104, Approving a Professional Services Agreement with County of Riverside, Riverside University Health System-Medical Center (RUHS-MC) for Adult and Adolescent Forensic Services
- ITEM.VI.18** BorisMetrics – Cost of Service Analysis & Rate Design
- ITEM.VI.19** Public Works Capital Improvement Project Tracking List
- ITEM.VI.20** Resolution 2020-102, Approving a Grant Agreement with the Federal Aviation Administration (FAA) and Awarding Agreement to IMEG Corp. for Design of Runway Rehabilitation

- ITEM.VI.21** Accept the Easements from Pardee Homes for Public Storm Drain Maintenance Purposes for Tract Map No. 37298-1 Within the Atwell Development
- ITEM.VI.22** Resolution 2020-106, Approving a Professional Services Agreement in the amount of \$510,000 with Romo Planning Group for Professional Planning and Land Use Services
- ITEM.VI.23** Resolution 2020-103, Adopting the Water Supply Verification for Tentative Tract No. 37390 (Atwell Phase 2)
- ITEM.VI.24** Notice of Completion for Project No. 2020-01W, "Tank Inspections and Cleaning"
- ITEM.VI.25** Resolution 2020-07 UA, Approving the Second Amendment to the Agreement with G&G Environmental Compliance
- ITEM.VI.26** Resolution 2020-107, Revoking Resolution 2020-76 and Approving the Award of Construction Agreement for Project No. 2020-01 EL, "Ivy and Stagecoach Substation"

The Mayor asked the Council if they would like to pull any items for separate consideration. There were none.

Public Comment

Inge Schuler spoke regarding Consent Item 20, expressing concern with the airport, use for storage, etc.

John Hagen spoke regarding Consent Item 20, advising he has received mixed signals and would like to know if the City is closing the airport, and would like to know if getting a grant would add years to the airport closing.

Frank Burgess spoke regarding Consent Item 20, sharing that he is against closing the airport and provided a copy of his concern shared in 2017 (Attachment 2)

Jerry Westholder spoke regarding Consent Item 20, explaining that he is against closing the airport and encouraged the City to pursue companies that can use the airport, such as UPS or FedEx.

City Manager Doug Schulze clarified that Item 20 is recommending approval of a grant and advised that staff have been directed by Council to aggressively pursue closure of the airport. The grant has a five-year payback time.

Mayor Andrade advised that the runway at the Banning Municipal airport is not long enough for businesses such as UPS or FedEx.

Approve Consent Items VI.1 – VI.26

VOTING

Motion by: Council Member Welch
Second by: Council Member Happe

COUNCIL	YES	NO	ABSTAIN	RECUSE	ABSENT
Andrade, Daniela	X				
Happe, David	X				
Pingree, Kyle	X				
Wallace, Colleen					
Welch, Art	X				X

VII. PUBLIC HEARINGS

ITEM.VII.1 Resolution 2020-99, Approving Tentative Tract Maps 37766, 37767, 37768, 37769 and 37770

Community Development Director Adam Rush provided a staff report for this item along with a slide presentation (Attachment 3).

The City Manager during consideration of this item, as he owns property within 500 feet of the property (Attachment 4).

The applicant, Nolan Leggio, Director of Forward Planning with Diversified Pacific, advised he is available to answer any questions to keep the project moving forward.

Public Hearing

Inge Schuler spoke against the project. She advised that she has received a notice. Development Agreement and Conditions of Approval were not included in the agenda packet. She reminded the Council that citizens spoke against this project and Council approved it anyway. She asked about math – 10 lots per acre.

John Hagen spoke against the project. He expressed concern with where the kids will attend school.

Jerry Westholder spoke against the project. He shared that he believes the Council favors the developer over the citizens.

Juanita Diaz spoke against the project. She indicated that she is pro-growth, but feels the lots are too small and that the City needs more businesses.

David Diaz spoke in favor of bringing business to the City, but against cannabis businesses.

Frank Burgess spoke against the project. He asked if the Planning Commission action was memorialized to approve this item. He asked for clarification regarding how the Specific Plan relates to the General Plan. He requested a copy of the ordinance or resolution approving the Specific Plan. He advised that he is surprised by the small size of the lots.

An unidentified resident spoke regarding the project. She advised she shared the views of the citizens that spoke this evening.

Mr. Leggio spoke regarding the Specific Plan and advised the school district is working on appraisal of land and advised it was part of Phase 1.

Community Development Director Rush explained that he reached out to the School District in July and they indicated they have plans for an elementary school and new superintendent getting up to speed.

Mr. Leggio clarified that there are several parks, trails and amenities in the project and that the tentative map would not show these. He also explained that a portion of the planned community center/building within the project was slated to be dedicated to the library. He advised that several offsite improvements will be done as well, including intersection improvements and the widening of Westward. He explained that all requirements have been met in regard to density and that demographics and market trends are followed religiously.

Adopt Resolution 2020-99, concurring with the Planning Commission's recommendation, and finding that, in accordance with CEQA Guidelines Section 15162 relating to Subsequent EIRs and Negative Declarations, all previous environmental impacts, relating to the project, have been evaluated and disclosed; that all impacts have been previously evaluated and a subsequent environmental document is not required; and approving Tentative Tract Maps 37766, 37767, 37768, 37769 and 37770, to subdivide multiple vacant parcels of land into single family residential lots and public streets, subject to the recommended conditions of approval.

VOTING

Motion by: Council Member Happe
Second by: Council Member Welch

COUNCIL	YES	NO	ABSTAIN	RECUSE	ABSENT
Andrade, Daniela	X				
Happe, David	X				
Pingree, Kyle					
Wallace, Colleen					
Welch, Art	X				X

The Mayor recessed the meeting at 6:54 PM and reconvened at 7:04 PM

VIII. ANNOUNCEMENTS AND REPORTS

CITY COUNCIL COMMITTEE REPORTS

Council Member Happe had nothing to report.

Council Member Pingree shared slides (Attachment 5) showing CalFire's work on the animal shelter property and thanked Chief Hopkins.

Council Member Welch had nothing to report.

Mayor Andrade thanked Adam Rush and the Community Development team, Art Vela and the Public Works team, and Chief Hopkins and the Fire Department for the work they have been doing. She also thanked the Hagens for their volunteer work in the community and at the animal shelter property.

REPORT BY CITY ATTORNEY

City Attorney Ennis advised they are watching the California legislature regarding several housing bills and will report back with any information. They are also watching whether or not the legislature will provide any relief to tenants with regard to evictions. He was reappointed to another two-year term on the League of California Cities City Attorney's Legal Advocacy Committee, which reviews all of the lawsuits in California related to cities.

REPORT BY CITY MANAGER

City Manager Schulze addressed some concerns regarding growth and development raised during the public comment period. He explained that when the City speaks with retailers, rooftops/homes and median income are very important and Banning falls short in those areas. But, with new homes currently being built, it is drawing the attention of several potential developers, but there are a number of prospects that the City is unable to disclose at this moment due to confidentiality. He advised that current Economic Development efforts include:

- a. City-owned utility is a positive marketing aspect and Council recently took action to use the Electric Utility as a tool for Economic Development purposes.
- b. Incentives include: Opportunity Zones, new market tax credits, and enhanced infrastructure finance districts, and City-owned land.
- c. 150 E. Ramsey Street: Sudweeks Development working on obtaining tenants. Anticipates construction to begin in the beginning of 2021.
- d. Lawrence Equipment project is still moving forward, but was delayed by a lawsuit.
- e. So Cal West Coast Electric moving to Banning. N/E 8th & Lincoln.
- f. Banning Distribution Center: Developer is seeking a tenant.
- g. Estes Express Trucking Terminal: Conditional Use Permit Public Hearing is scheduled for the 9/2/2020 Planning Commission Meeting.
- h. Extreme Pallets: Stalled in the entitlement process (E. Lincoln Street)
- i. La Quinta Inn: Retail phase under construction. Hotel will be phase II.
- j. Sunset Crossings: Former Five Bridges project by Lennar (wanting to change from residential to commercial/industrial). Exciting project – destination/entertainment type project.
- k. 47 Acre property east of Sun Lakes Shopping Center – office/neighborhood retail.
- l. 7-eleven: Approved and construction is pending.
- m. O'Reilly Auto Parts: Approved in 2nd plan check
- n. Rite Aid/Party City tenants

- o. Cannabis Cultivation project – September Planning Commission Meeting
- p. 1714 W. Ramsey Cannabis dispensary to open September/October
- q. Tenant Improvements to start soon on cannabis dispensary west of 22nd.
- r. 1034 W. Ramsey Cannabis dispensary (by DMV): Tenant improvements are planned to be complete and open by October.

With regard to the Airport, City Manager Schulze shared slides (Attachment 6) and explained there are greater costs related to operating airport. He explained the additional layer of government involved with operating an airport. He also explained the landing strip length requirements and 4,900 feet is not enough for a cargo carrier.

ITEM.VIII.1 Ramsey Street Village Report

City Manager Doug Schulze provided the report for this item.

Public Comment

Jack Gunderson asked if there was a lock on the gate.

Frank Connelly spoke regarding shopping carts cost \$150-\$200 each. He expressed that he did not believe business owners should be penalised, as they are the victims. He suggested the City work with the business owners to pick up the carts.

Doug advised gate is locked from the outside at the Ramsey Street village, but there is a pushbar to get out.

The Mayor suggested that, in the future, a full-time person should be dedicated to the Village.

Receive and file Ramsey Street Village Report.

ITEM.VIII.2 Proposed Entry Monument Sign at East Ramsey Street

Public Works Director/City Engineer Art Vela provided the report and slide presentation (Attachment 7) for this item.

Public Comment

John Hagen spoke in support of the sign and would like to see the stagecoach.

There was some discussion among the Council regarding the different monument sign options.

Continue item to the September 22, 2020, City Council Meeting for further discussion.

VOTING

Motion by: Council Member Happe
Second by: Council Member Welch

COUNCIL	YES	NO	ABSTAIN	RECUSE	ABSENT
Andrade, Daniela	X				
Happe, David	X				
Pingree, Kyle	X				
Wallace, Colleen					
Welch, Art	X				X

ITEM.VIII.3 Playhouse Bowl Funding Request

City Manager Doug Schulze provided the report for this item.

Public Comment

None

Withhold funding due to City budget constraints.

VOTING

Motion by: Council Member Happe
Second by: Council Member Welch

COUNCIL	YES	NO	ABSTAIN	RECUSE	ABSENT
Andrade, Daniela	X				
Happe, David	X				
Pingree, Kyle	X				
Wallace, Colleen					
Welch, Art	X				X

ITEM.VIII.4 Update on the Preparation of a Project Study Report (PSR) for the Highland Springs Avenue Interchange

Public Works Director/City Engineer Art Vela provided the report and slide presentation (Attachment 8) for this item.

Public Comment

John Hagen expressed concern with 2025 being a potential timeframe to complete the project. He suggested punching Westward through.

Jack Gunderson asked if the City could get another on/off ramp to Banning with any of these options.

There was a brief discussion held among the City Council.

Receive and file the update on the preparation of the PSR for the Highland Springs Avenue interchange.

IX. DISCUSSION ITEM

None

X. ITEMS FOR FUTURE AGENDAS

Council Member Happe suggested revisiting the Shopping Cart Ordinance

XI. ADJOURNMENT

The Mayor adjourned the regular meeting at 8:59 P.M.

Next Meeting: Regular Meeting, Tuesday, September 8, 2020, 5:00 P.M.

Minutes Prepared by:



Sonja De La Fuente, Deputy City Clerk

*The entire discussion of this meeting may be viewed here: Part 1:
<https://banninglive.viebit.com/player.php?hash=Yt0WC2x3GAh9> Part 2 -
<https://banninglive.viebit.com/player.php?hash=xcJ6OduJoRE2> and Part 3 -
<https://banninglive.viebit.com/player.php?hash=n8Werd0EaTGz>. or by purchasing a CD or
DVD in the amount of \$7.00 at Banning City Hall located at 99 E. Ramsey Street.*

*All related documents maybe viewed here:
<https://banningca.gov/ArchiveCenter/ViewFile/Item/2353>*

ATTACHMENT 1







ATTACHMENT 2

Received 8/25/2020
from Frank Burgess 

Received 4/25/17
from Frank Burgess

Reference to City Airport declining use

#1 May we the citizens of Banning have copies of the studies 2010 through 2015

#2 How much of a waste of money is their at the airport?

#3 Developer like the others that you as a council have worked with? The unnamed investor

#4 ~~FDL~~ companies of Diamond Bar. May we have a copy of their report and what account money paid out of?

#5 Only 38 of 61 hangers at the airport are in use 

#6 What maintenance has been done at the airport the last 10 years?

#7 With the 24 hour fueling system, how many more gallons of fuel have we sold?

#8 What is the true cost to the city of paying back, (true cost and not estimated) Who wrote up the estimated cost at \$2,000,000. What account would this come from to pay the FAA?

#9 Grants and amount has the city turned down or not accepted?

#10 Hired consultants at what cost and again where is the money coming from?

#11 Selling of the airport is wrong!

#12 2010 to 2015. What has been the amount of time and money spent in promoting the airport?

Again tell us where the money is coming from? Will a developer put up front and money to close down the Airport?

Exhibit "B"

43

reg.mtg.-4/25/17

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ATTACHMENT 3



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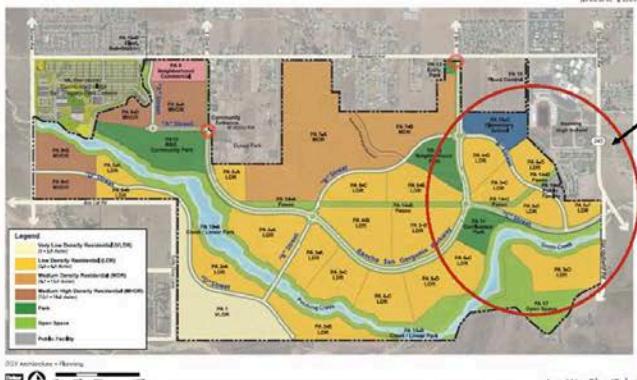
Rancho San Gorgonio Specific Plan (RSGSP)

- ▶ The entitlement applications include: General Plan Amendment 13-2503, Zone Change 13-3501, Water Supply Assessment, Tentative Tract Map 36586, Development Agreement, Annexation and an Environmental Impact Report. They were originally reviewed and recommended for approval by the Planning Commission, September 7, 2016. They were introduced to the City Council, September 27, 2016, and approved by the Council, October 11, 2016.
- ▶ The overall the Project is approximately 831 gross acres and allows for 3,386 residential lots, streets, parks, open space and recreation areas; which is generally located at the southwestern corner of San Gorgonio Avenue and Westward Avenue and extending approximately 2-miles to the southwest.

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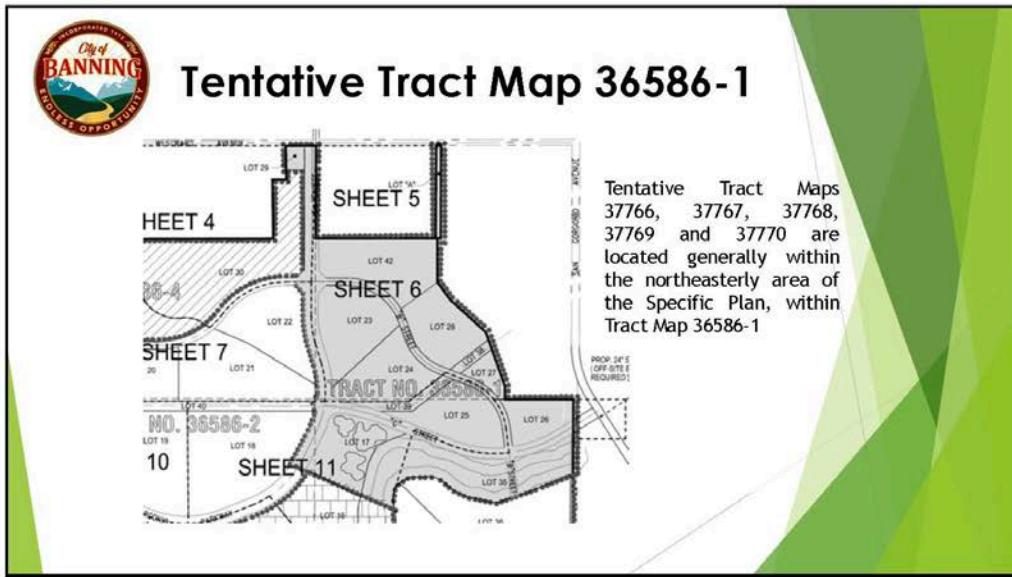


Rancho San Gorgonio Specific Plan Land Use Map

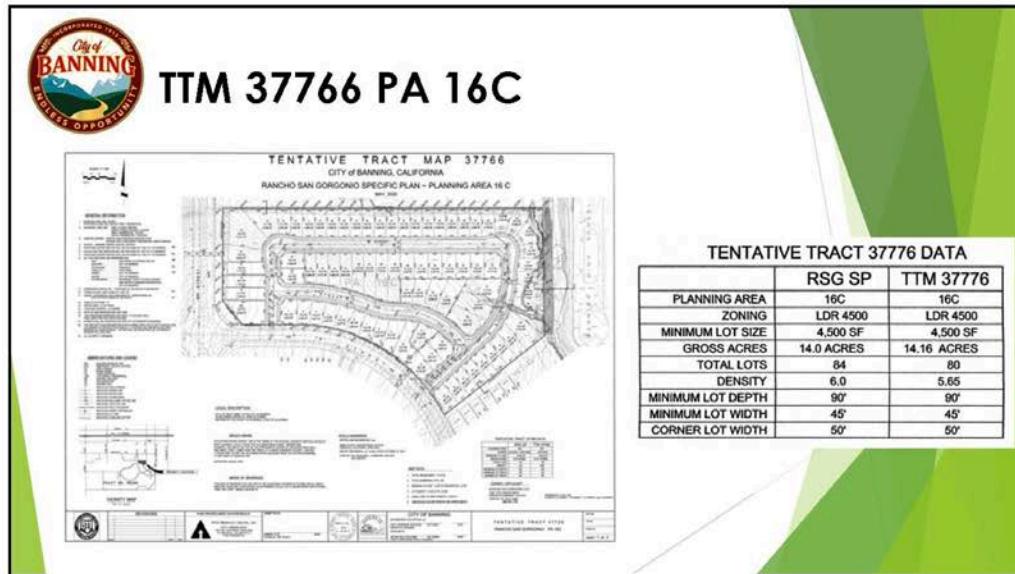


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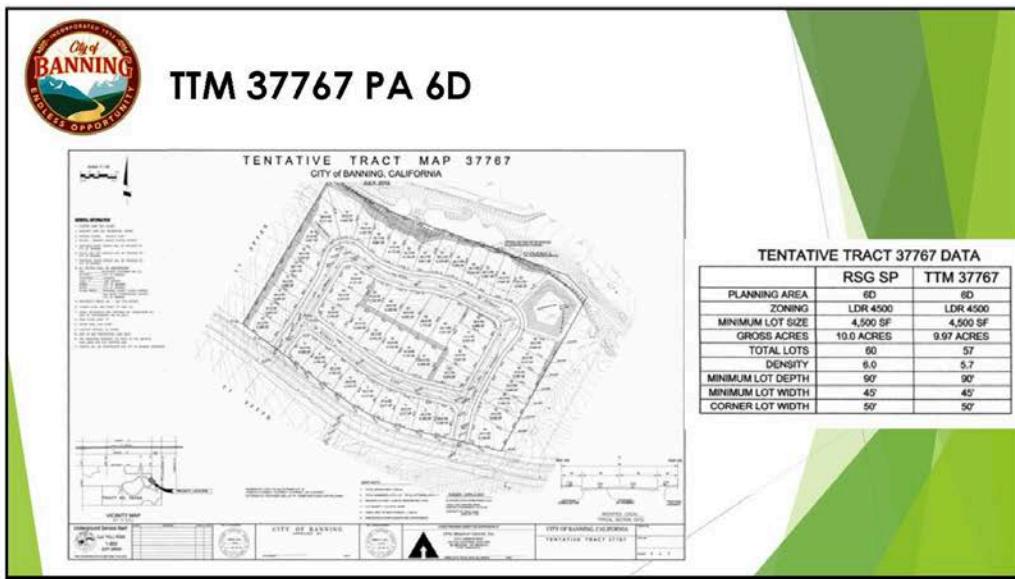


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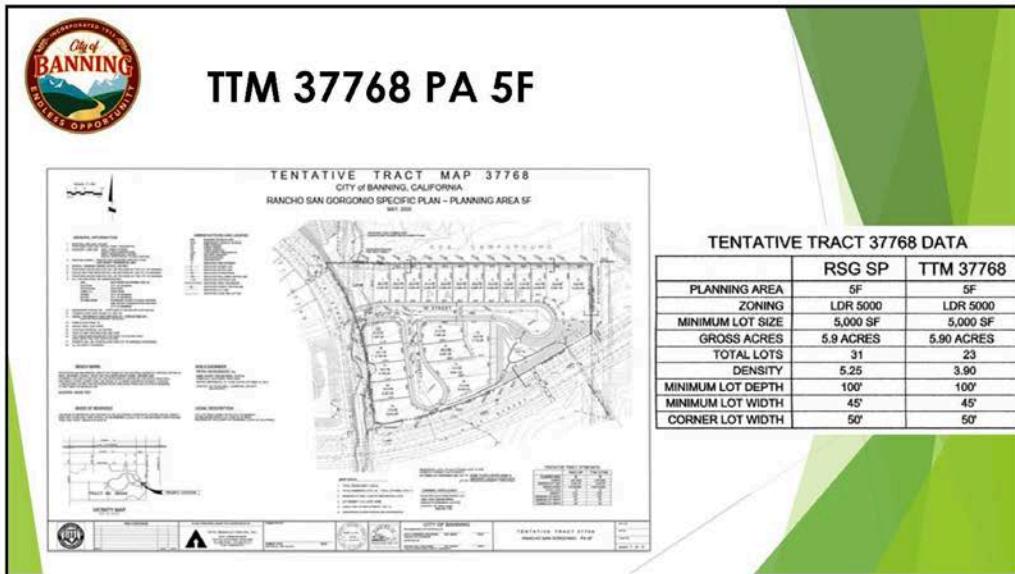


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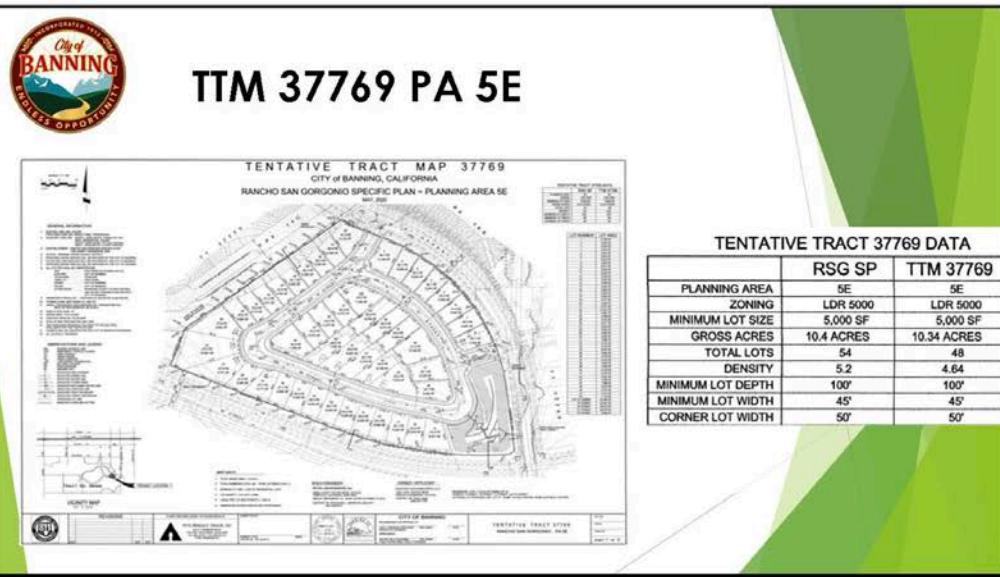


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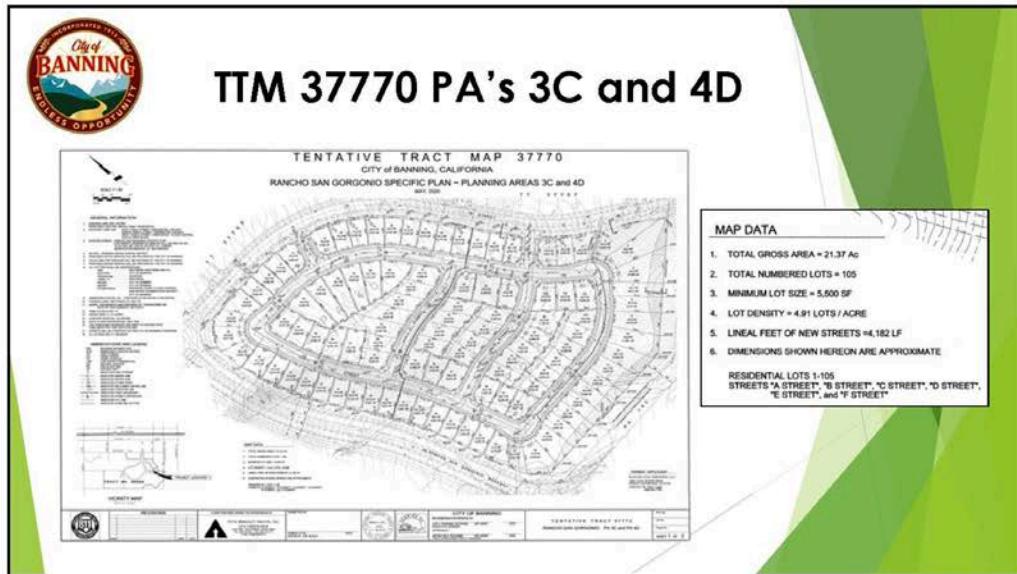


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Environmental Determination

Potential environment issues associated with the proposed Tentative Tract Maps' were analyzed in the previously certified Environmental Impact Report for the RSGSP project (SCH 2015041064) approved by the City Council on September 27, 2016, which documents are on file in the Community Development Department. There have been no substantial changes in the project nor in the circumstances under which the project is undertaken which will require major revisions of the previous environmental document; nor is there new information that shows that the project will have a significant environmental effect or an effect more severe than originally thought. Therefore, in accordance with CEQA Guidelines Section 15162, Subsequent EIRs and Negative Declarations, a subsequent environmental document is not required. A Notice of Determination has been prepared for filing with the County.

11



Multiple Species Habitat Conservation Plan (MSHCP), Public Communication

- ▶ The Project EIR's mitigation measures, including submittal of a Determination of Biologically Equivalent of Superior Preservation (DBESP), ensure consistency with the Western Riverside County MSHCP. These mitigation measures will be incorporated into all development approvals as required by the project MMRP to ensure consistency with the MSHCP.
- ▶ The Planning Commission's consideration of the proposed Tentative Tract Maps were advertised in the Record Gazette newspaper on June 27, 2020. Additionally, the notice was mailed to all property owners within 300-feet of the Project boundary and the mailing was expanded to include property owners within 300' of the Specific Plan boundaries. As of the date of this report, staff has not received any verbal or written comments for or against the proposal.

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Planning Commission Recommendation

Staff recommends that the Planning Commission Adopt Resolution 2020-14, recommending the City Council take the following actions:

1. Find that in accordance with CEQA Guidelines Section 15162, Subsequent EIRs and Negative Declarations, that all previous environmental impacts have been evaluated and disclosed and that a subsequent environmental document is not required.
2. Approve Tentative Tract Map's 37766, 37767, 37768, 37769 and 37770 to subdivide multiple vacant parcels of land into single family residential lots and public streets, subject to the recommended conditions of approval.

13



Thank You & Questions

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ATTACHMENT 4



RECEIVED

AUG 25 2020

City of Banning
City Clerk's Office

MEMORANDUM OFFICE OF THE CITY MANAGER

TO: MAYOR ANDRADE AND CITY COUNCIL
MARIE CALDERON, CITY CLERK
KEVIN ENNIS, CITY ATTORNEY
ART VELA, PUBLIC WORKS DIRECTOR
TOM MILLER, ELECTRIC UTILITY DIRECTOR
ADAM RUSH, COMMUNITY DEVELOPMENT DIRECTOR
JENNIFER CHRISTENSEN, ADMINISTRATIVE SERVICES
DIRECTOR

FROM: DOUGLAS SCHULZE, CITY MANAGER 

SUBJECT: NOTICE OF RECUSAL FOR CONFLICT OF INTEREST

DATE: AUGUST 25, 2020

I have purchased property within 500' of the Diversified Pacific Rancho San Gorgonio Project. The property is my primary residence. Due to my personal financial interest in property located within 500' of the Rancho San Gorgonio Project, I will be required to recuse myself from discussions, negotiations, and influencing decisions related to the project.

Public Works Director Art Vela will be the lead negotiator and primary point of contact for matters related to the Rancho San Gorgonio Project.

ATTACHMENT 5

8/25/2020



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ATTACHMENT 6

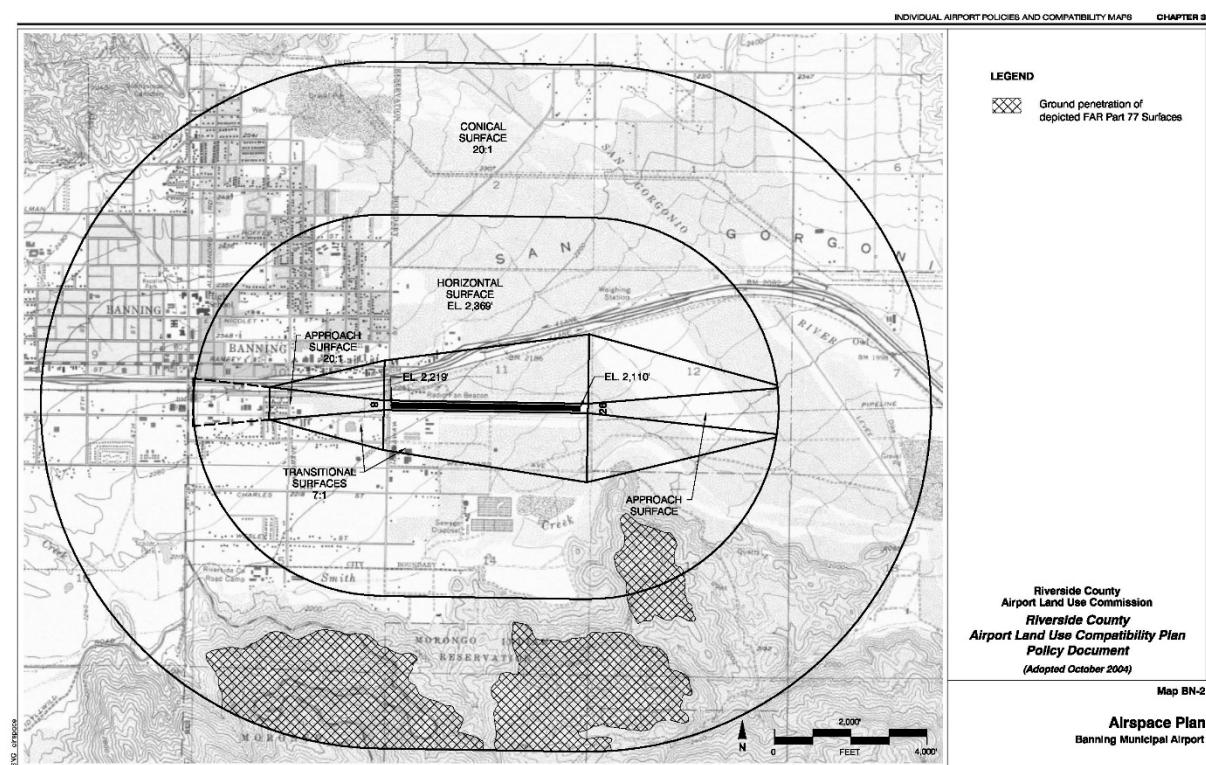
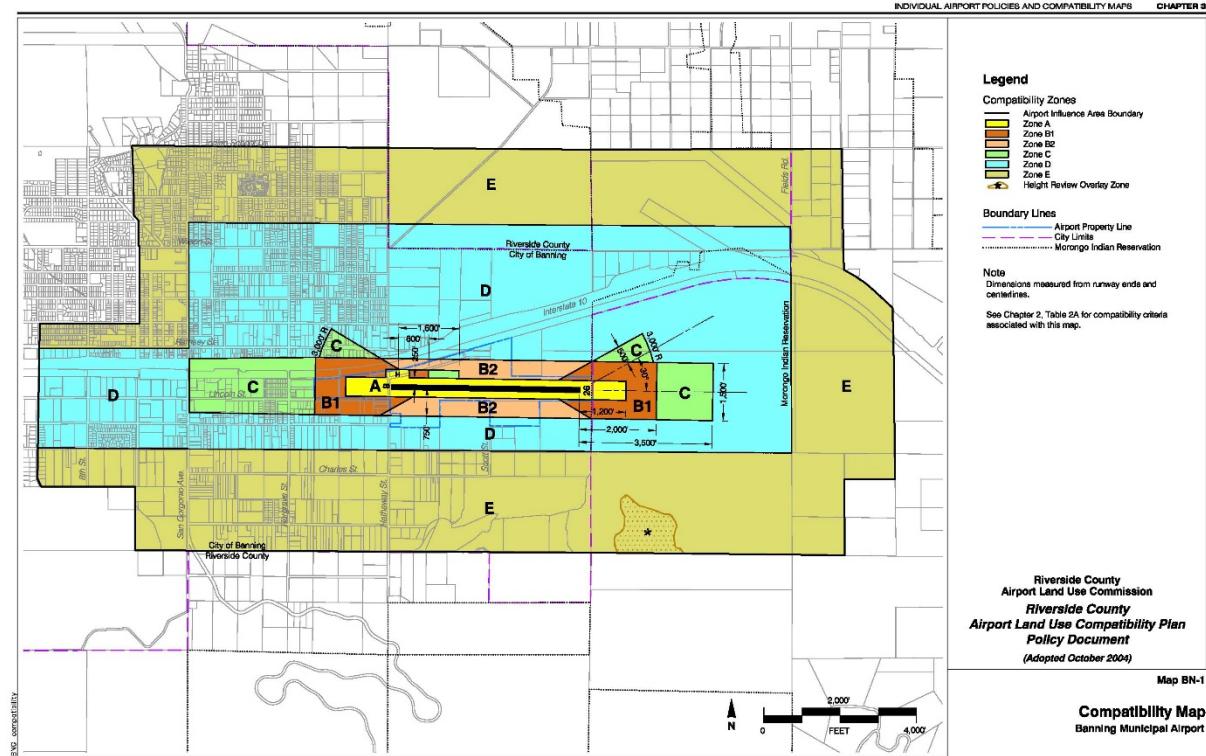
BN. BANNING MUNICIPAL AIRPORT

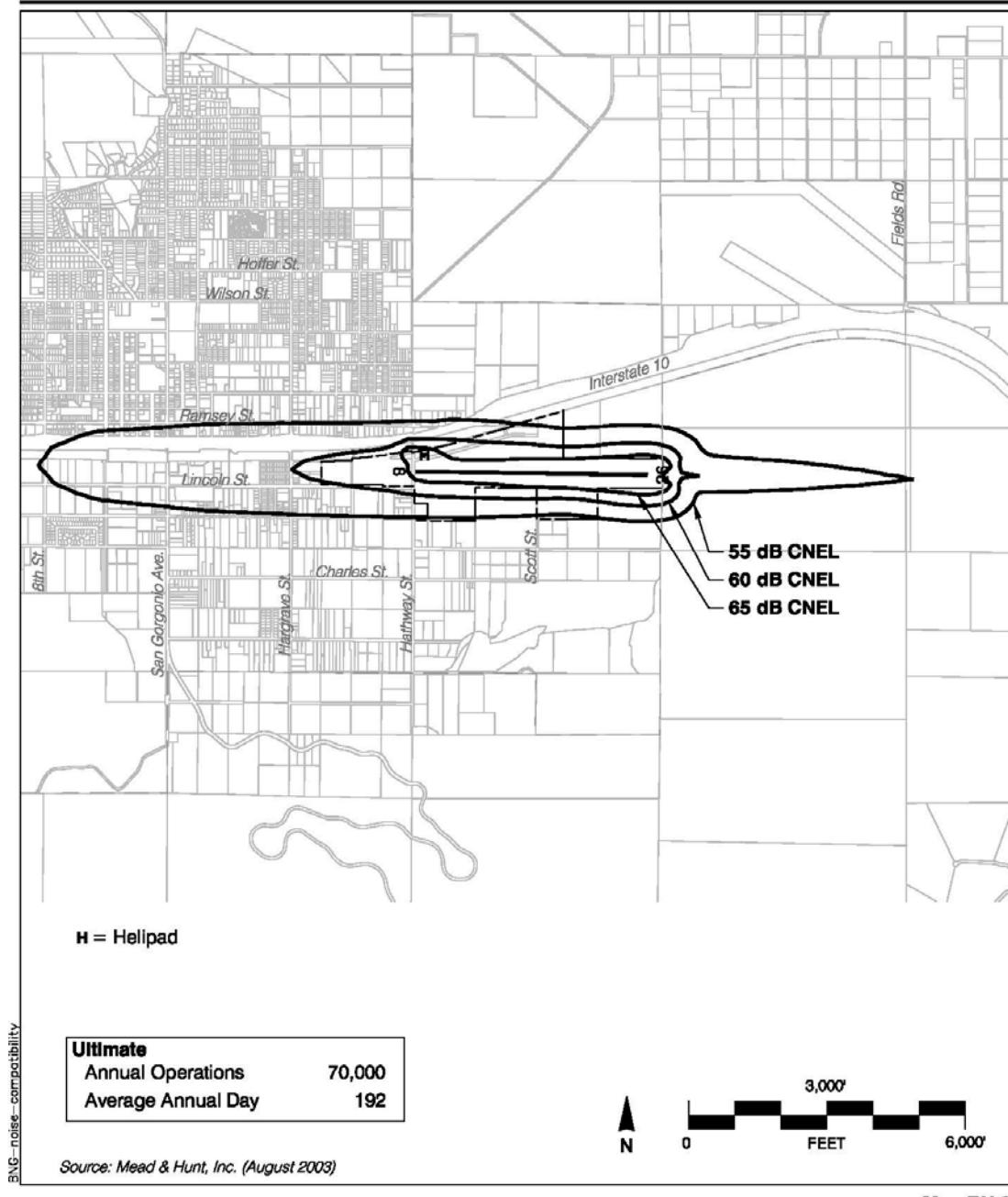
BN.1 Compatibility Map Delineation

- 1.1 *Airport Master Plan Status:* The *Compatibility Plan* for Banning Municipal Airport is based upon the airport master plan adopted by the City of Banning in 1989.
- 1.2 *Airfield Configuration:* A minor change in the runway configuration (elimination of a displaced threshold in favor of relocation of the runway's eastern end) occurred as a result of a pavement overlay project in the 1990s. The existing helipad north of the runway's west end is included in the compatibility planning analysis. No further airfield changes are planned.
- 1.3 *Airport Activity:* The *Compatibility Plan* reflects the master plan's long-range activity projection plus additional helicopter operations. The resulting 70,000 operations activity level is anticipated to be beyond the minimum 20-year time frame required for compatibility plans by the State Aeronautics Act.
- 1.4 *Airport Influence Area:* Because mountains north and south of the airport greatly restrict where aircraft fly, the airport's impacts are not as far reaching as the extents of the FAR Part 77 conical surface. Conveniently situated roads and other geographic features have therefore been used to define a smaller airport influence area boundary.

BN.2 Additional Compatibility Policies

- 2.1 *Compatibility Zone D Nonresidential Intensities:* The criteria set forth in Countywide Policies 3.1.1, 3.1.4, and 4.2.5(b)(5) and the Basic Compatibility Criteria matrix (Table 2A) notwithstanding, the following usage intensity criteria shall apply within Airport Compatibility Zone D: An average of 200 people per acre shall be allowed on a site and up to 800 people shall be allowed to occupy any single acre of a site. Single-acre occupancies up to 1,000 people may be permitted during special events occurring not more than three days in any calendar year. The single-acre intensities cited herein shall not be eligible to be increased through use of risk-reduction bonuses.
- 2.2 *Calculation of Concentration of People in Retail Sales Establishments:* The provisions of Table C1 in Appendix C notwithstanding, retail (mercantile) sales and indoor display areas (excluding restaurants and other uses specifically identified separately from retail/mercantile in Table C1) shall be evaluated as having an intensity in persons per acre equivalent to one person per 115 square feet of gross floor area.



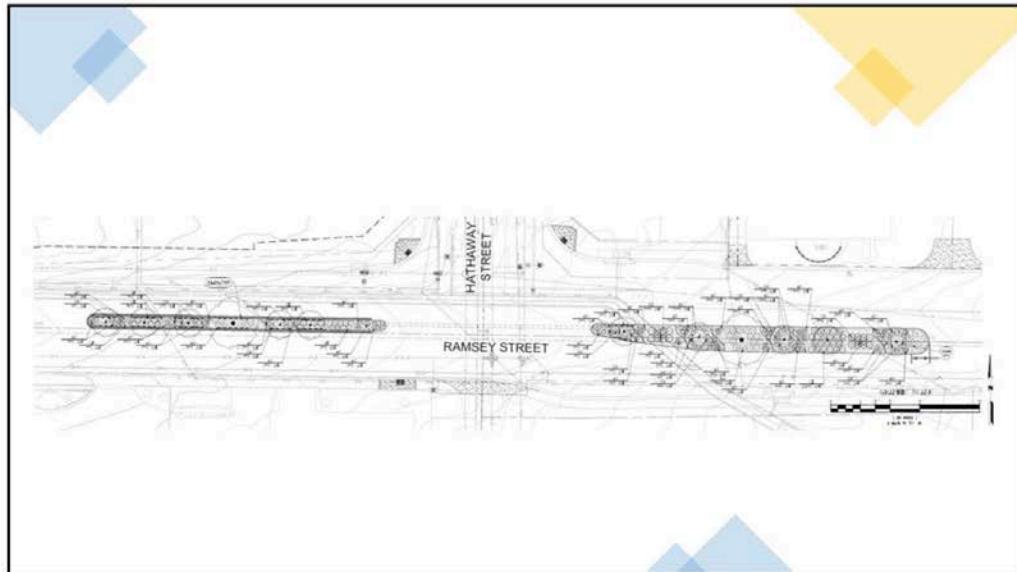


Noise Compatibility Contours

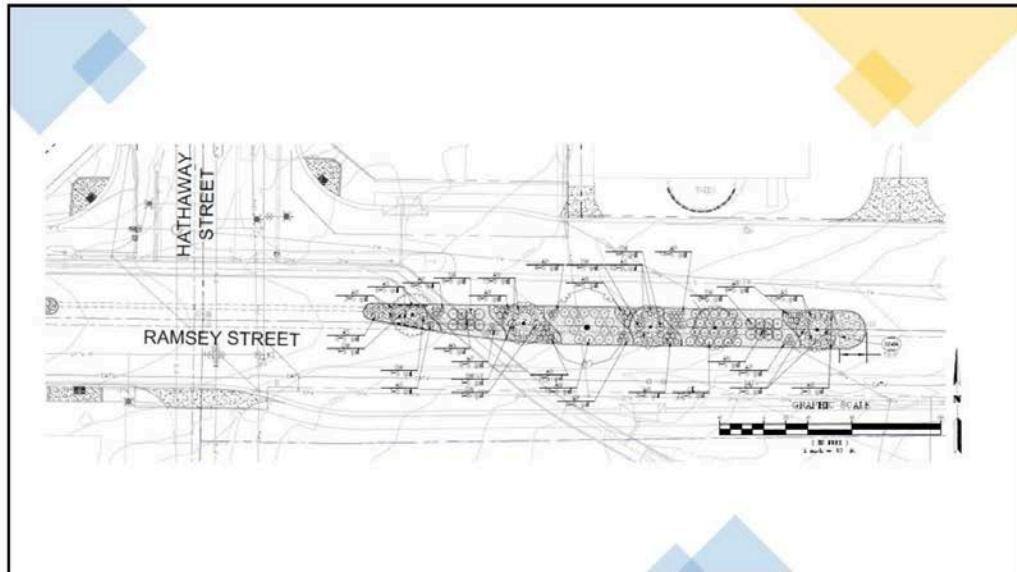
Banning Municipal Airport

ATTACHMENT 7

8/25/2020

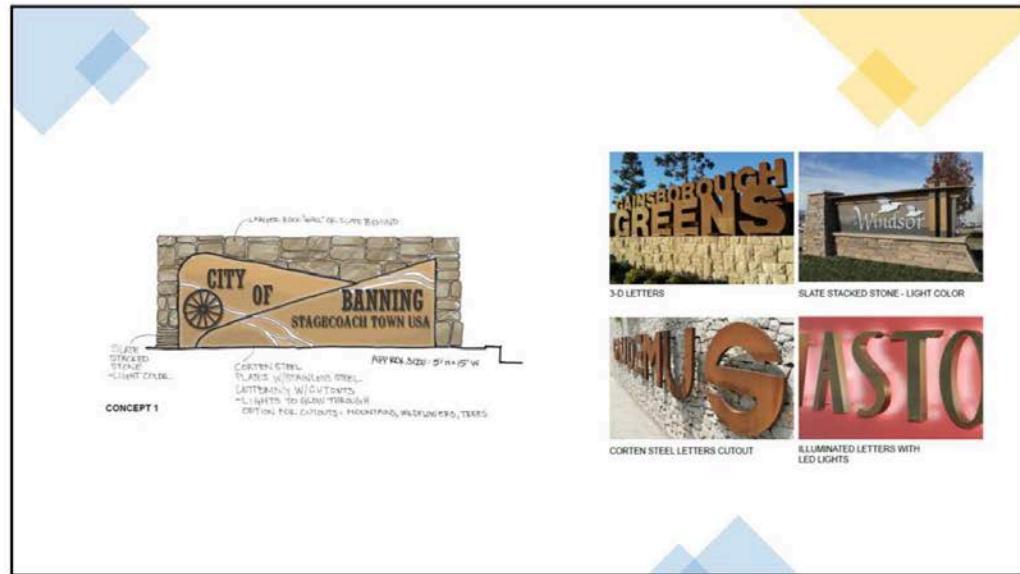


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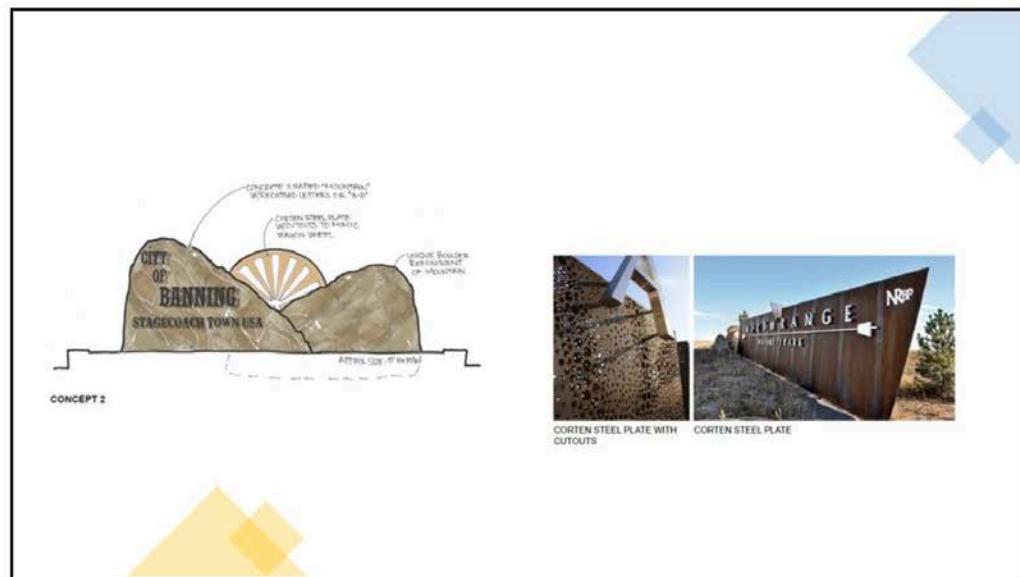


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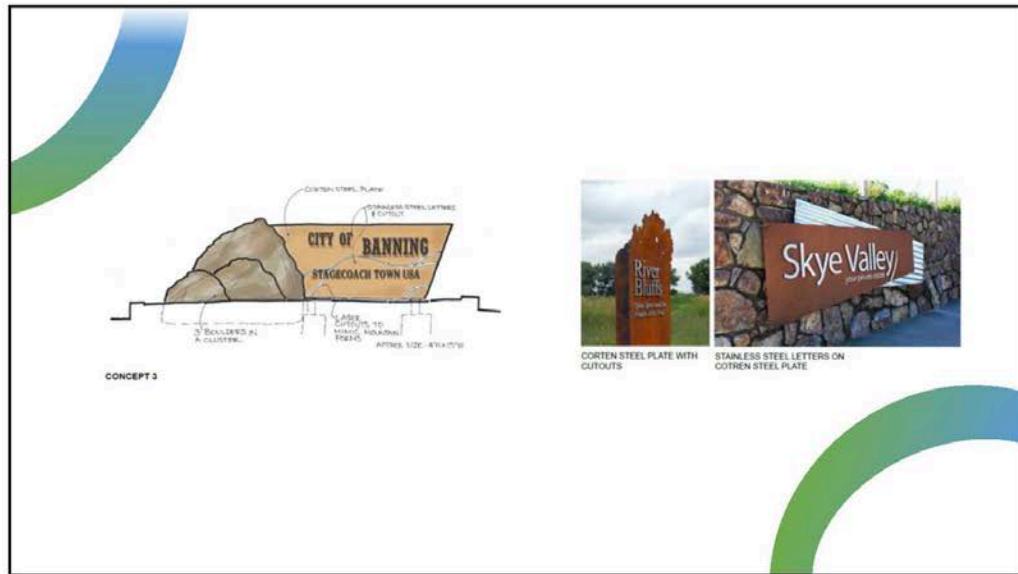


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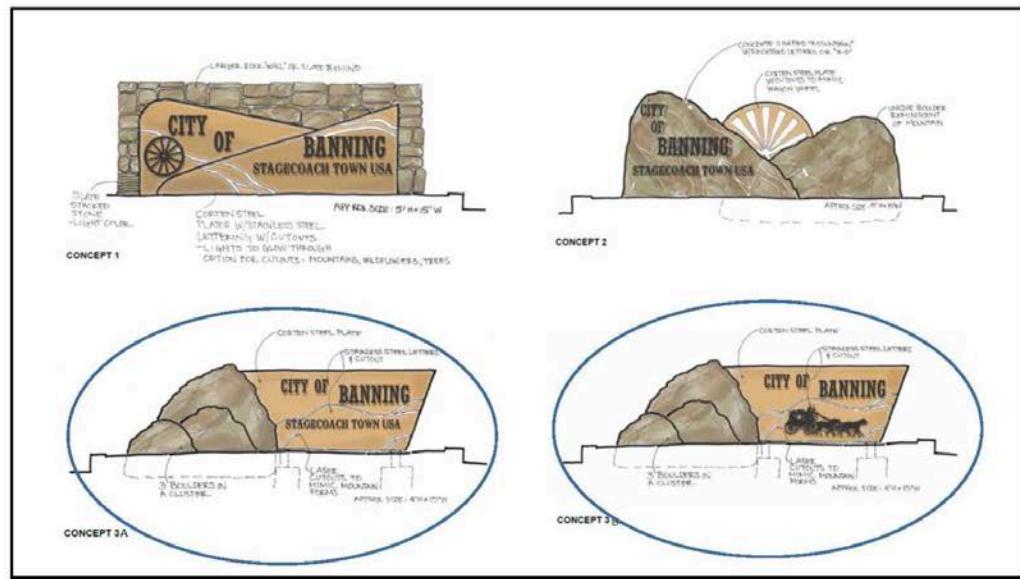


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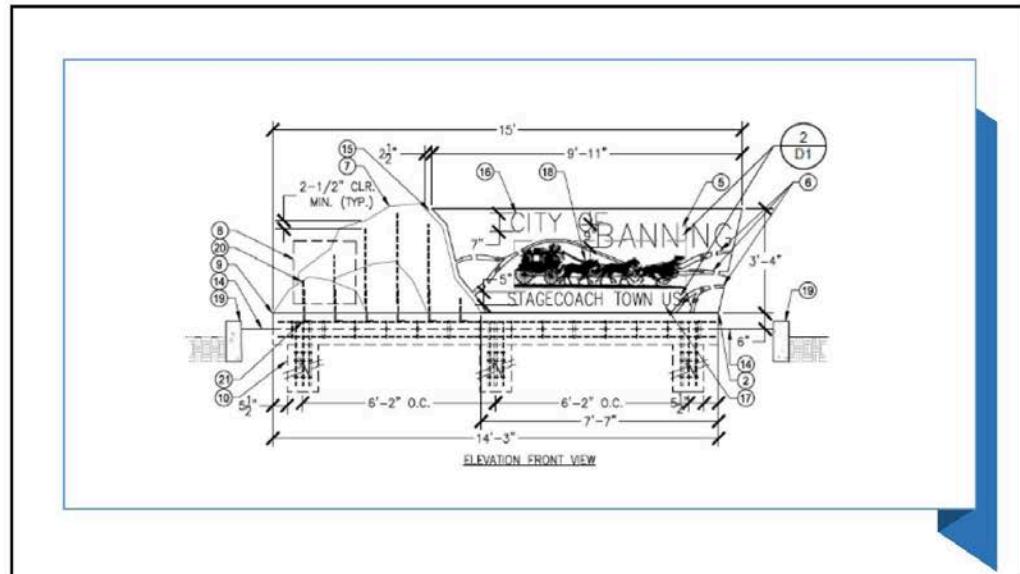


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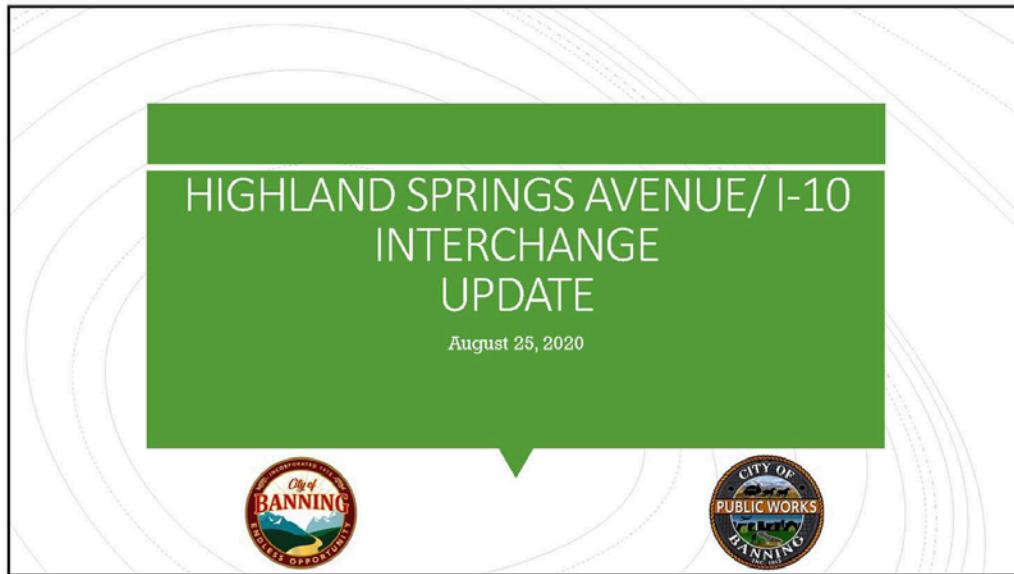
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ATTACHMENT 8



1



2

1

PURPOSE AND NEED STATEMENT

PURPOSE

- TO REDUCE QUEUING AND CONGESTION
- TO ACCOMMODATE INCREASE IN TRAFFIC VOLUMES OVER A 20 YEAR HORIZON
- TO AVOID WIDENING THE UNDERPASS BRIDGE STRUCTURE



3

PURPOSE AND NEED STATEMENT

NEED

- TO ADDRESS CURRENT/FUTURE OPERATIONAL PERFORMANCE ISSUES
- ISSUES ARE RELATED TO LANE CONSTRAINTS UNDER THE OVERPASS AND SHORT QUEUING DISTANCES FOR HIGHWAY ACCESS



4

2

ALTERNATIVES TO MEET PURPOSE AND NEED

- ALTERNATIVE 1: EXISTING/NO BUILD
- ALTERNATIVE 2: HOOK RAMPS
 - ALTERNATIVE 2A AND ALTERNATIVE 2B
- ALTERNATIVE 3: DIVERGING DIAMOND INTERCHANGE (DDI) W/ CROSSOVER NORTH OF GRADE SEPARATION
- ALTERNATIVE 4: DIVERGING DIAMOND INTERCHANGE (DDI) W/ CROSS OVER SOUTH OF GRADE SEPARATION
- L.O.S: DESCRIBES OPERATIONS BASED ON SPEED, TRAVEL TIME, DELAY AND FREEDOM TO MANEUVER
- QUEUING ANALYSIS: CAPACITY VS. DEMAND



5

ALTERNATIVE 1: EXISTING/NO BUILD



6

3

ALTERNATIVE 1: EXISTING/NO BUILD

Opening Year 2025	LOS (AM Peak)	LOS (PM Peak)
Highland Springs Av. / I-10 W/B Ramps	C	C
Highland Springs Av. / I-10 E/B Ramps	C	C

Design Year 2045	LOS (AM Peak)	LOS (PM Peak)
Highland Springs Av. / I-10 WB Ramps	F	E
- W/ ramp widening and extension	D	C
Highland Springs Av. / I-10 E/B Ramps	E	F
- W/ ramp widening and extension	C	D

7

ALTERNATIVE 2: HOOK RAMPS



ALTERNATIVE 2: EAST BOUND ON/OFF RAMPS

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ALTERNATIVE 2: HOOK RAMPS



ALTERNATIVE 2A: WEST BOUND ON/OFF RAMPS

9

ALTERNATIVE 2: HOOK RAMPS



ALTERNATIVE 2B: WEST BOUND ON/OFF RAMPS

10

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ALTERNATIVE 2A/2B: HOOK RAMPS

Opening Year 2025	LOS (AM Peak)	LOS (PM Peak)
Highland Springs Av. / I-10 W/B Ramps (A&B)	B	B
Highland Springs Av. / I-10 E/B Ramps (A&B)	B	B
Apex St/Joshua Palmer Way (Option A)	B	D
Apex St/Joshua Palmer Way (Option B)	A	A
Opening Year 2045	LOS (AM Peak)	LOS (PM Peak)
Highland Springs Av. / I-10 W/B Ramps (A&B)	C	D
Highland Springs Av. / I-10 E/B Ramps (A&B)	C	C
Apex St/Joshua Palmer Way (Option A)	A	C
Apex St/Joshua Palmer Way (Option B)	A	A

11

ALTERNATIVE 3: DIVERGING DIAMOND



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ALTERNATIVE 4: DIVERGING DIAMOND



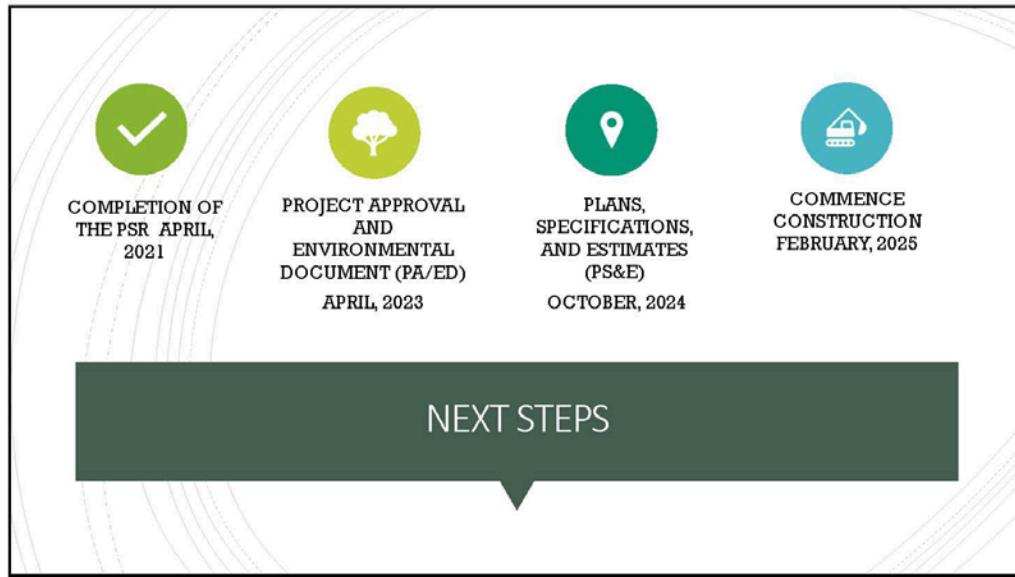
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ALTERNATIVE 3 & 4: DIVERGING DIAMOND INTERCHANGE

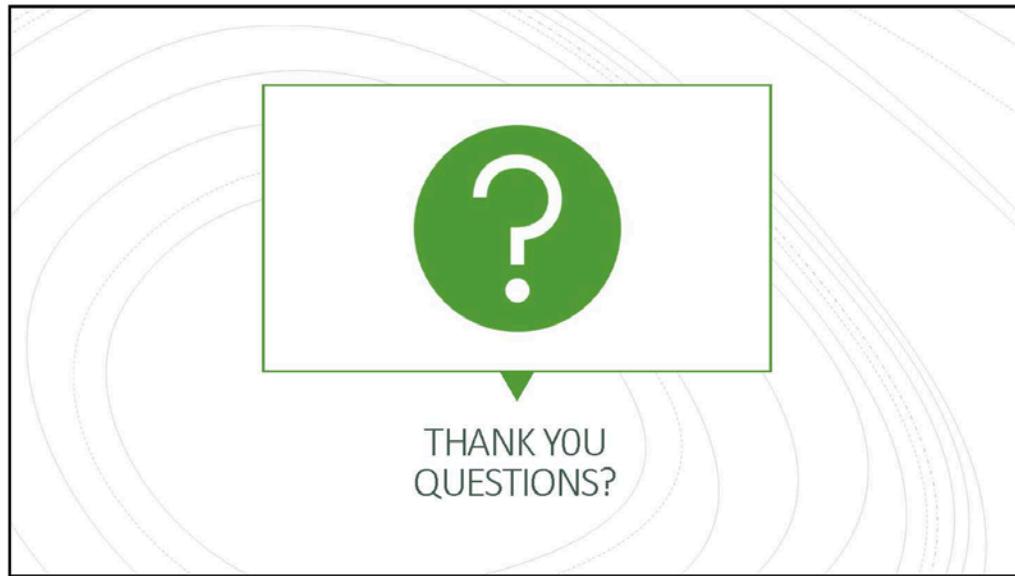
Opening Year 2025	LOS (AM Peak)	LOS (PM Peak)
Highland Springs Av. / I-10 W/B Ramps (Right Turns)	A	A
Highland Springs Av. / I-10 W/B Ramps (Left Turns)	A	B
Highland Springs Av. / I-10 E/B Ramps (Right Turns)	A	A
Highland Springs Av. / I-10 E/B Ramps (Left Turns)	A	C
Opening Year 2045	LOS (AM Peak)	LOS (PM Peak)
Highland Springs Av. / I-10 W/B Ramps (Right Turns)	A	C
Highland Springs Av. / I-10 W/B Ramps (Left Turns)	A	A
Highland Springs Av. / I-10 E/B Ramps (Right Turns)	A	A
Highland Springs Av. / I-10 E/B Ramps (Left Turns)	B	D

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