



The following information comprises the minutes for a 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**

**06/22/2021
REGULAR MEETING**

COUNCIL MEMBERS PRESENT: Mayor Colleen Wallace
Mayor Pro Tem David Happe*
Council Member Mary Hamlin
Council Member Kyle Pingree
Council Member Alberto Sanchez

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Douglas Schulze, City Manager
Marie Calderon, City Clerk
Caroline Patton, Deputy City Clerk
Alejandro Geronimo, City Treasurer*
Art Vela, Public Works Director/City Engineer
Adam Rush, Community Development Director
Ralph Wright, Parks & Recreation Director
Suzanne Cook, Deputy Finance Director
Laurie Sampson, Executive Assistant*
James Wurtz, Economic Development Manager*
Carla Young, Management Analyst
Matthew Hamner, Police Chief
A'ja Wallace, Budget and Financial Analyst*

*Participated via Zoom.

1. CALL TO ORDER

Mayor Wallace called the regular meeting to order at 5:07 p.m.

1.1. Invocation

Chief of Police, Matthew Hamner gave the invocation.

1.2. Pledge of Allegiance

Council Member Hamlin led the Pledge of Allegiance.

1.3. Roll Call – Council Members Hamlin, Happe, Pingree, Sanchez, and Mayor Wallace

COUNCIL MEMBER	PRESENT	ABSENT
Hamlin, Mary	X	
Happe, David	X	
Pingree, Kyle	X	
Sanchez, Alberto	X	
Wallace, Colleen	X	

2. **AGENDA APPROVAL**

2.1. Approve Agenda

Motion to approve the agenda.

Motion by Council Member Pingree
Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

3. **PRESENTATION(S)**

3.1. Introduction of New Dispatchers and Police Officers

Chief Hamner introduced the newest dispatchers and police officers serving the City of Banning. They were sworn in by Marie Calderon, City Clerk.

3.2. Proclamation for Parks and Recreation Month

3.3. Mayor's Special Recognitions

3.4. Banning's Future Fellowship

4. **REPORT ON CLOSED SESSION**

Moved to Agenda Item 12

5. **PUBLIC COMMENTS, CORRESPONDENCE, APPOINTMENTS, CITY COUNCIL COMMITTEE REPORTS, CITY MANAGER REPORT, AND CITY ATTORNEY REPORT**

5.1. PUBLIC COMMENTS

Frank Connolly commented on a utility billing issue with the Vista Serena Homeowners' Association.

Becky Russell came to complain about noise from the Boondocks Tavern every Thursday from 10 p.m. to 2 a.m. She came to Council because she was told they had a permit from the City.

Diego Rose said that he thought Council was dismissive of the needs within the City.

Harry Sullivan requested the Mayor add two airport-related agenda items to the Council's future agenda items.

5.2. CORRESPONDENCE

None

5.3. APPOINTMENTS

None

5.4. CITY COUNCIL COMMITTEE REPORTS

Council Member Pingree provided an updated on the Animal Shelter. Mayor Wallace reported on a recent Community Action Partnership meeting.

5.5. CITY MANAGER REPORT

City Manager Schulze highlighted a recent article about the City in the Desert Sun Newspaper. He reminded the public to submit proposals for the intersection mural project set for July 30th.

5.6. CITY ATTORNEY REPORT

None

6. CONSENT ITEMS

6.1. Minutes of the June 08, 2021 City Council Meetings

6.2. Approval and Ratification of Accounts Payable and Payroll Warrants Issued in the Month of May 2021

6.3. Receive and File Cash, Investments and Reserve Report for the Month of May 2021

6.4. Receive and File Police Department Statistics for May 2021

6.5. Receive and File Contracts Approved Under the City Manager's Signature Authority for the Month of May 2021

6.6. Public Works Capital Improvement Project Tracking List for May 2021

6.7. Adopt Resolutions approving: Mid-Cycle Budget Adjustments for Fiscal Year 2021-22 for the City of Banning, Banning Utility Authority and Successor Agency; the Capital Improvement Program for Fiscal Years 2021-22; the

- Gann Limit (Appropriations Limit) Fiscal Year 2021-22; and amending the Classification and Compensation Plan
- 6.8.** Fiscal Year 2020-21 Third Quarter Budget Update and Financial Status Report
 - 6.9.** Adopt Resolution 2021-55, Authorizing the amendment to Agreement C00692 with Playcore Wisconsin, Inc. dba Gametime for the purchase and installation of Playground Equipment at Richard Sanchez Park in the amount of \$5,865.00 for a total not to exceed amount of \$75,957.24
 - 6.10.** Resolution 2021-58, Approving the Certificate of Acceptance for Property Located at 215 E. Barbour Street
 - 6.11.** Approving a Professional Services Agreement with Babcock Laboratories, Inc. of Riverside, California for Laboratory Analytical Testing Services in the amount of \$97,933 with the Option to Renew
 - 6.12.** Approving the Purchase of a 6-Inch Emergency Wastewater Diesel Pump from Xylem Dewatering Solutions, Inc. through a California Multiple Award Schedules (CMAS) Co-Op contract No. 4-17-84-0026C in the Amount of \$69,272.74
 - 6.13.** Adopt Resolution 2021-62, Approving the Interagency Services Agreement between the City of Banning and the City of Beaumont for the purpose of providing coordinated transit services
 - 6.14.** Approving an Increase in the amount of \$8,000 to the Purchase Order with Altec Industries, Inc., for Onsite Inspections and Repair of Bucket Trucks for Fiscal Year 2020/2021
 - 6.15.** Ground Lease Agreement - Stagecoach Days Overflow Parking

PUBLIC COMMENTS

None

Motion to approve consent agenda items 6.1 to 6.15.

Motion by Council Member Pingree

Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

Mayor Wallace announced the next agenda item would be considered out of order.

8. REPORTS OF OFFICERS:

8.1. Resolution 2021-56, Approving the Memorandum of Understanding (MOU) between the City of Banning and the Stagecoach Days Association

Ralph Wright, Parks and Recreation Director provided the staff report.

PUBLIC COMMENTS

Amy Pippenger, President of the Stagecoach Days Association, said that the event has grown substantially since she joined in 2013. They are grateful for their partnership with the City.

Motion to approve Resolution 2021-56.

Motion by Council Member Pingree
Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

Council Member Pingree made a motion for the Council reconsider agenda item 6.7.

Motion to reconsider agenda item 6.7.

Motion by Council Member Pingree
Seconded by Council Member Happe

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

Council Member Pingree said that the Animal Shelter needed an additional \$25,000 allocated to complete the project.

PUBLIC COMMENTS

Laura Leindecker said they need money to pay for a fence on the property.

Diego Rose said he supported building a fence.

Robert Ybarra said the project was almost complete and supported funding the fence.

Motion to approve \$25,000 for the Animal Shelter.

Motion by Council Member Sanchez

Seconded by Council Member Hamlin

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

7. PUBLIC HEARING(S):

- 7.1.** Resolution 2021-49, Approving the Charges for Residential and Commercial Garbage, Recyclable Materials and Organics Waste Collection, Transportation, Recycling and Disposal Services

Art Vela, Public Works Director presented the staff report.

PUBLIC COMMENTS

Becky Russell asked about how why the increases were calculated how they were.

Diego Rose said he owns a business and does not like dealing with Waste Management. He said he has experienced billing problems.

Laura Leindecker said that Waste Management can have tough rules but has found they are receptive to customers when she has called with complaints.

Todd Mattson asked why the City would consider such a long agreement with a 20-year term.

City staff explained that a typical franchise agreement is for a term of 10 to 20 years. A member of the consultant team described how the rate increases were calculated, highlighting that the formula provides a minimum and maximum rate increase for each year of the agreement.

Robert Ybarra said that Waste Management has been a good partner to the City and helps a lot with free trash containers and waste hauling for special events.

Motion to adopt Resolution 2021-49.

Motion by Council Member Sanchez
Seconded by Council Member Pingree

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	✕				
Happe, David		✕			
Pingree, Kyle	✕				
Sanchez, Alberto	✕				
Wallace, Colleen	✕				

Motion approved by a vote of 4-1.

- 7.2.** Resolution 2021-60, recommending the City Council make a determination of exemption under CEQA Guidelines Section 15301 and consider a recommendation by the Planning Commission to approve Conditional Use Permit 21-8007, to allow for the commercial cultivation of cannabis in an existing industrial building located at 700 South Hathaway Street, Unit A (APN: 532-130-004) in the Industrial (I) Zoning District

Adam Rush, Community Development Director, provided the staff report.

PUBLIC COMMENTS

Harry Sullivan commented that he did not like the smell of marijuana cultivation facilities.

Motion to approve Resolution 2021-60.

Motion by Council Member Happe
Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	✕				
Happe, David	✕				
Pingree, Kyle		✕			
Sanchez, Alberto	✕				
Wallace, Colleen	✕				

Motion approved by a vote of 4-1.

- 7.3.** Resolution 2021-61, recommending the City Council make a determination of exemption under CEQA Guidelines Section 15301 and consider a

recommendation by the Planning Commission to approve Conditional Use Permit 21-8009, to allow for the commercial cultivation of cannabis in an existing industrial building located at 700 South Hathaway Street, Unit B (APN: 532-130-004) in the Industrial (I) Zoning District

Adam Rush, Community Development Director, provided the staff report. He commented that any permitted marijuana cultivation within the City is occurring indoors and any outdoor cultivation, leading to smells, would be unpermitted.

PUBLIC COMMENTS

None

Motion to approve Resolution 2021-61.

Motion by Council Member Sanchez
Seconded by Council Member Hamlin

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	✗				
Happe, David	✗				
Pingree, Kyle		✗			
Sanchez, Alberto	✗				
Wallace, Colleen	✗				

Motion approved by a vote of 4-1.

- 7.4.** Resolution 2021-63 approving General Plan Amendment 21-2501 & Zone Change 21-3501 and Ordinance 1574 adopting General Plan Amendment 21-2501 & Zone Change 21-3501, a proposed General Plan Amendment and Zone Change from General Commercial/Medium Density Residential to Industrial for future expansion related to a business, "Pro-Line Racing" located at the southwest corner of Lincoln Street and San Geronio Avenue., finding the project will be categorically exempt from the requirements of the California Environmental Quality Act

Adam Rush, Community Development Director, provided the staff report.

PUBLIC COMMENTS

Frank Connolly asked if City staff were working with CalTrans to get traffic signals in this area.

Jesus Llamas said there are houses nearby this property and the City should not allow industry next to residential. He is a nearby property owner with tenants who may not want to live next to industry.

Todd Mattson shared a little about his company and their background in Banning. He said his business is looking to expand operations and bring additional jobs to the City.

Motion to approve Resolution 2021-63.

Motion by Council Member Pingree
Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

Mayor Wallace asked the City Clerk to read Ordinance 1574 by title only.

Motion to waive further reading of Ordinance 1574.

Motion by Council Member Sanchez
Seconded by Council Member Pingree

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

Motion to introduce Ordinance 1574 for a first reading.

Motion by Mayor Wallace
Seconded by Council Member Pingree

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

Mayor Wallace announced a short recess at 8:14 p.m. The City Council reconvened the regular meeting at 8:25 p.m.

- 7.5.** Resolution 2021-59, considering a recommendation by the Planning Commission to approve Tentative Tract Map 37389, a proposal to subdivide approximately 152.47 gross acres of vacant land for the purposes of creating 616 single-family residential lots, 3 park lots with PA 28 being an optional well or park lot, 30 open space lettered lots, private common driveway and public streets, all within the Butterfield Specific Plan, Phase 2A and, make a determination that no further environmental review is required pursuant to CEQA Guidelines Section 15162

Adam Rush, Community Development Director, provided the staff report.

PUBLIC COMMENTS

None

Motion to approve Resolution 2021-59.

Motion by Mayor Wallace

Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

8. REPORTS OF OFFICERS:

- 8.1.** *See earlier consideration of this item.*

- 8.2.** Resolution 2021-06 UA, Approving a Professional Services Agreement in the Amount of \$99,890 with Black & Veatch Management Consulting, LLC for the Preparation of a Water, Recycled Water and Wastewater Rate Study

Art Vela, Public Works Director, provided the staff report.

PUBLIC COMMENTS

Harry Sullivan said that the City makes money from selling water and with new development there will be more people buying water.

Motion to approve Resolution 2021-06 UA.

Motion by Council Member Pingree
Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

9. **DISCUSSION ITEM(S)**

9.1. Smith Creek Park Master Plan

City Manager Schulze provided the staff report.

Motion to direct staff to begin work on updating the Smith Creek Park Master Plan document to remove the proposed golf course.

Motion by Council Member Pingree
Seconded by Council Member Sanchez

COUNCIL MEMBER	YES	NO	ABSTAIN	RECUSE	ABSENT
Hamlin, Mary	X				
Happe, David	X				
Pingree, Kyle	X				
Sanchez, Alberto	X				
Wallace, Colleen	X				

Motion approved by a vote of 5-0.

10. **ITEMS FOR FUTURE AGENDAS**

10.1. New Items:

1. Reconsideration of Resolution 2017-44
2. Airport Advisory Commission

10.2. Pending Items:

1. Permanent Homeless Solution
2. Shopping Cart Ordinance Update
3. Scholarship/Internship Program
4. Golf Cart/EV Ordinance

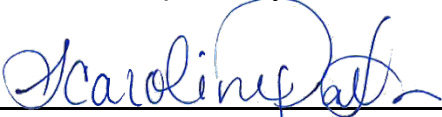
5. Census/Redistricting
6. Cannabis Microbusiness/More dispensaries
7. Revenue Generation Ideas
8. Joint Workshop Meeting with Parks and Recreation Commission

11. ADJOURNMENT

Mayor Wallace adjourned the meeting at 9:21 p.m.

Next Meeting – July 13, 2021 at 5:00 p.m.

Minutes Prepared by:


Caroline Patton, Deputy City Clerk

This entire meeting may be viewed here:

<https://banninglive.viebit.com/player.php?hash=cWGSF72Nc819>

**A CD or DVD may be purchased for \$7.00 each at Banning City Hall,
located at 99 E. Ramsey Street, Banning, CA 92220.**

All documents related to this meeting are available here:

<http://banning.ca.us/ArchiveCenter/ViewFile/Item/2496>

Empowering Our Youth: Banning's Future Fellowship



Amy Herr
CEO of the Boys & Girls Club



Marco Santana, M.Ed.
Planning Commissioner
Community Development
Department



Chris Castorena
Yoli Aguilar Candelario
Katherine Avila
*UCR Master of Public
Policy Candidates*

What is Banning's Future Fellowship?



The **Banning's Future Fellowship (BFF)** looks to leverage the city's **greatest asset** - its young leaders and advocates- by empowering Banning alumni to return, invest, and create innovative solutions to solve our hometown's most pressing issues.

Empowering Our Youth: Banning's Future Fellowship (BFF)

1 | Work Placement

- Fellows work with nonprofit, private company, or public agency, for 3-4 days out of the week.



2 | Educational Workshops

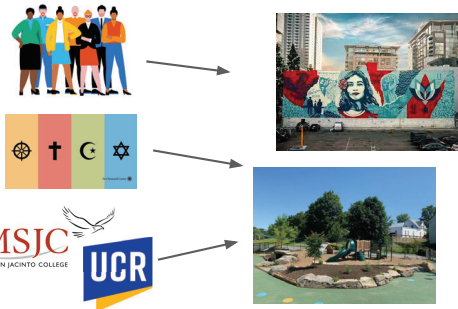
- Community educators present relevant lectures and workshops. Fellows also perform field work in the form of informational interviews with policymakers, community leaders, business owners and more.



Empowering Our Youth: Banning's Future Fellowship (BFF)

3 | Community Project

- Fellows work with community-based and grassroots organizations on program development and/or analysis.



4 | Capstone Project

- They will design a research plan, conduct research, compile the data collected and present a final report in the format of their choice.



Our Approach:

- ✓ common core & state standards-aligned
- ✓ student-centered
- ✓ semester-long, school-based course



01 Students debate and build consensus around an issue that personally affects them e.g. gang violence, public transit, teen jobs, etc.

02 Students research and analyze the root causes of their issue, and develop an action plan

03 Students put their plans into action by meeting with legislators, writing opinion pieces, creating petitions, and informing policy

04 Students present their action plans to community leaders and fellow classmates at Civics Day

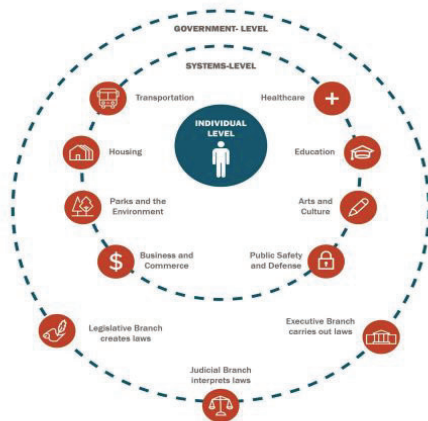
05 Back in the classroom, students reflect and explore concrete ways to remain active, politically engaged citizens



Students are prepared and motivated for long-term, political engagement



Systems Level Change



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Examples from the field: Student-Led Civics Projects

Focus Issue: Education

Detail: 9th grade students at a Boston school were told that P.E classes were impossible to implement, due to a lack of gym.

Research: After research, students found out that other Boston schools rent space at local YMCAs and similar facilities.

Action Civics Plan: Students advocated for H.4127: An Act to Promote Quality PE for all schools.



BPS - Emotional Health & Wellness



Email and Petitions



Brain Drain

- Outward migration of talented and educated community members
 - School districts can lack resources to be a driver of economic opportunity and growth
 - Little to no effort has been made to recruit and retain scholars who have left

As of 2018, Banning's median household income was \$39,700 (below Riverside county median of \$60,807)

Boomerang

- The retention of young talent via career and educational development opportunities
- 25% of Banning's population is at or under the age of 18



Expected Outcomes: A Better Banning

- Little Free Library & Little Free Pantry Initiative
- Wellness Check-Ins
- Resource Collection and Distribution
- Jail Letter Writing Program
- Interactive Civics Education

<https://littlefreelibrary.org/>






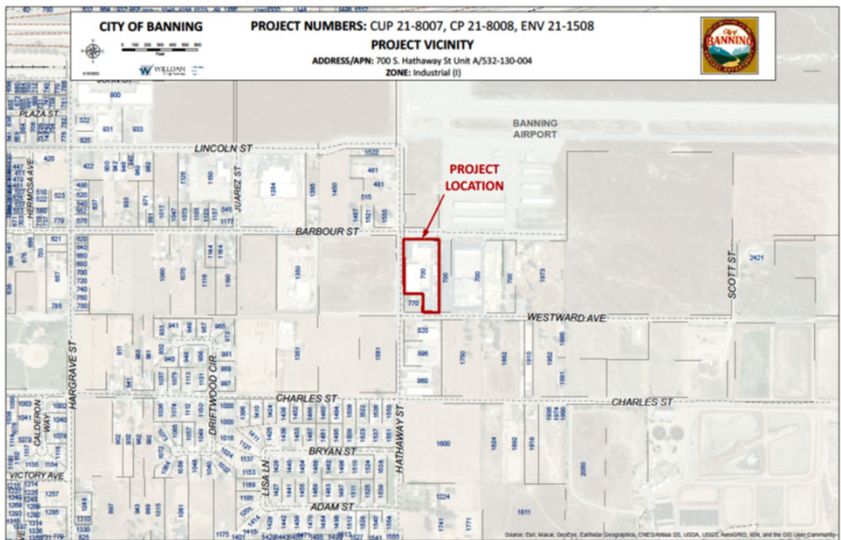
CITY COUNCIL AGENDA ITEM 7.2 PUBLIC HEARING JUNE 22, 2021

Consideration of Conditional Use Permit 21-8007 to authorize the operation of a Commercial Cannabis Cultivation Facility in the Industrial Zoning District located at 700 S. Hathaway Street, Unit A

1



Vicinity Map



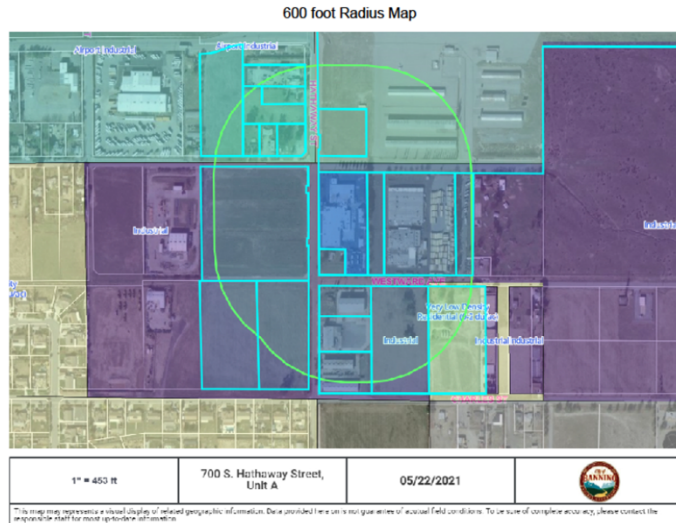
CITY OF BANNING PROJECT NUMBERS: CUP 21-8007, CP 21-8008, ENV 21-1508
PROJECT VICINITY
ADDRESS/APN: 700 S. Hathaway St Unit A/532-130-004
ZONE: Industrial (I)

The applicant, Hathaway Diamondfly, LLC proposes to operate a commercial cannabis cultivation facility in an existing building located at 700 South Hathaway Street Unit A. The location is identified by a red box on the vicinity map

2



Aerial/600 Foot Radius Map

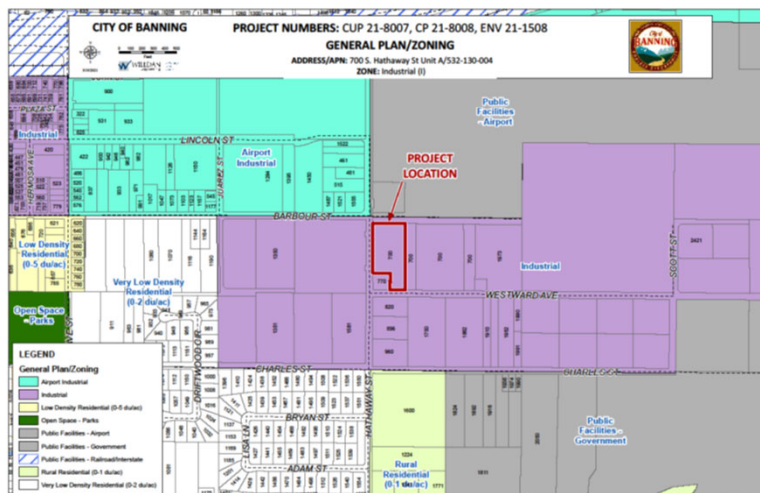


The proposed project is located on the southeast corner of East Barbour Street and South Hathaway Street. There are no sensitive uses within 600 feet of the project site as shown on the aerial radius map

3



Zoning Map

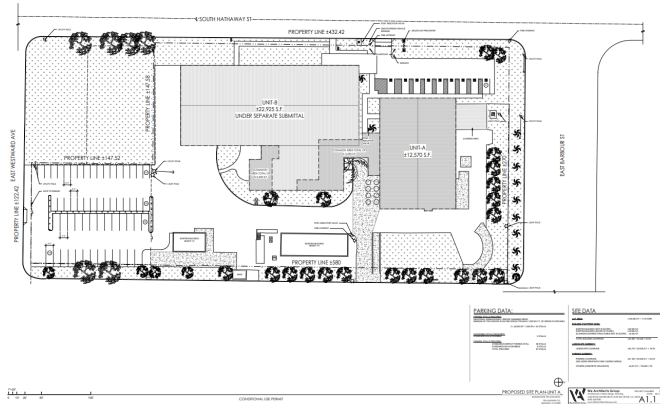


The project site is located in the Industrial zoning district where Indoor Commercial Cannabis Cultivation is a permitted use with approval of a Conditional Use Permit in accordance with Banning Municipal Code Chapter 17.12

4



Cannabis Cultivator Site Plan

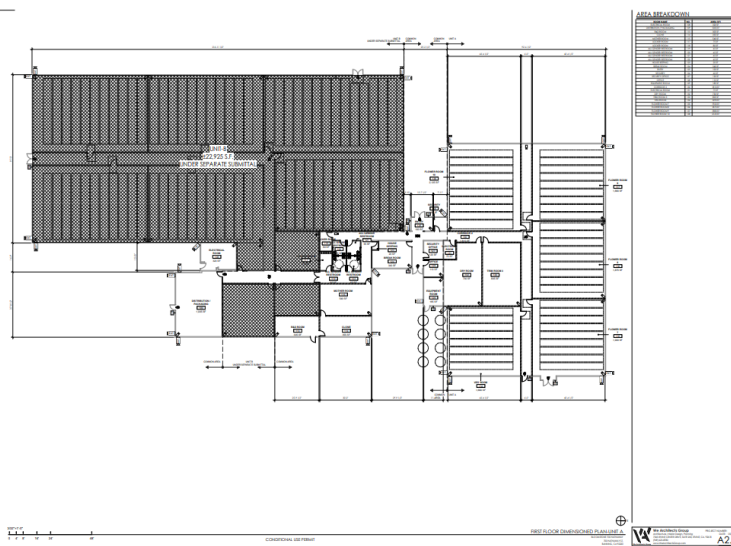


The existing Site Plan shows a 12,570 sq. ft. building (Unit A) with a 5,435 sq. ft. common area. The common area can only be used for lobbies, bathrooms, hallways, and breakrooms. All other areas will be secured by locked doors where entry is only allowed to Hathaway Diamondfly personnel.

5



Cannabis Cultivator Floor Plan



The proposed floor plan shows the layout of the facility providing space for an office, storage, drying, trimming, cloning, bathroom, break room and ample space to accommodate the 10,000 sq. ft. minimum canopy area.

6



Background:

- ▶ The applicant proposes the operation of a Commercial Cannabis Cultivation facility in the Industrial Zoning District located at 700 South Hathaway Street, Unit A.
- ▶ A business plan was submitted that demonstrates the applicant will be compliant with current code regulations regarding cannabis cultivation which includes; site plan, floor plan, lighting plan, security plan, air filtration plan and other proprietary information for the operation of the facility.

7



Environmental Determination

- ▶ The project qualifies as a Class 1 Categorical Exemption pursuant to section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines as the project is operating out of an existing facility and only minor tenant improvements are proposed.
- ▶ A Notice of Exemption has been prepared for adoption with the project.

8



City Council Recommendation

- ▶ Adopt Resolution 2021-60, accepting the Planning Commission recommendation of approval, make a determination that the Project is exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) and approve Conditional Use Permit 21-8007 to allow a Commercial Cannabis Cultivation facility in an existing industrial building located at 700 South Hathaway Street, Unit A (APN: 532-130-004) in the Industrial (I) Zoning District.

9



THE END
THANK YOU


10



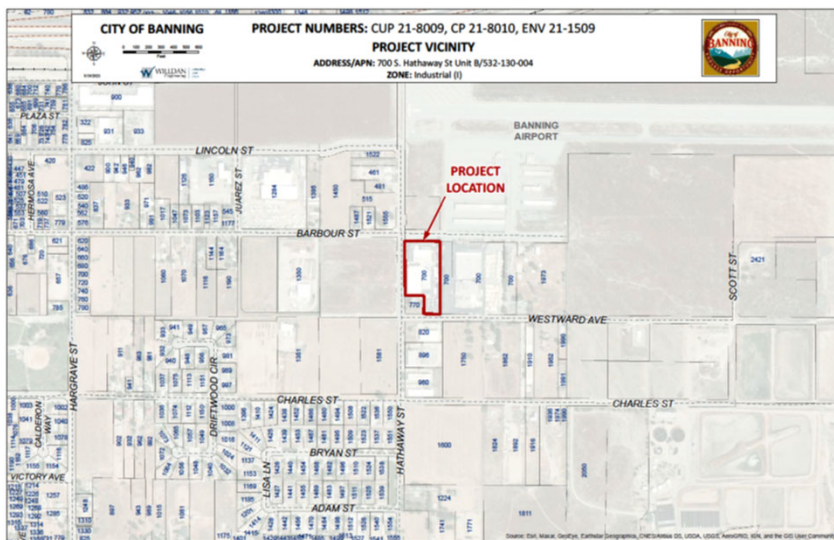
CITY COUNCIL AGENDA ITEM 7.3 PUBLIC HEARING JUNE 22, 2021

Consideration of Conditional Use Permit 21-8009 to authorize the operation of a Commercial Cannabis Cultivation Facility in the Industrial zoning district located at 700 S. Hathaway Street, Unit B

1



Vicinity Map



CITY OF BANNING PROJECT NUMBERS: CUP 21-8009, CP 21-8010, ENV 21-1509
PROJECT VICINITY
ADDRESS/APN: 700 S. Hathaway St Unit B/532-130-004
ZONE: Industrial (I)

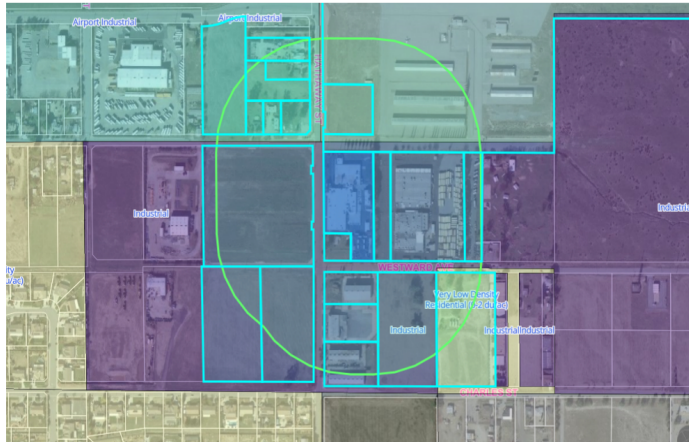
The applicant, Hathaway Sapphire, LLC proposes to operate a commercial cannabis cultivation facility in an existing building located at 700 South Hathaway Street Unit B. The location is identified by a red box on the vicinity map

2



Aerial/600 Foot Radius Map

600 foot Radius Map



The proposed project is located on the southeast corner of East Barbour Street and South Hathaway Street. There are no sensitive uses within 600 feet of the project site as shown on the aerial radius map.

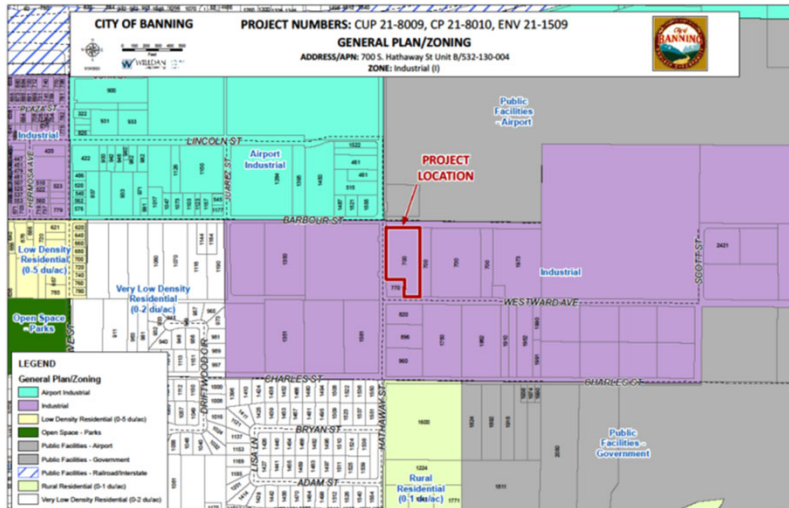
1" = 453 ft	700 S. Hathaway Street, Unit B	05/22/2021	
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This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

3



Zoning Map

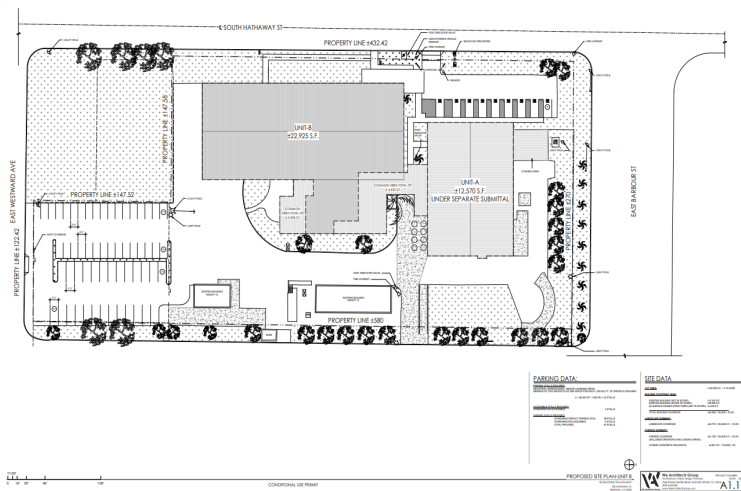


The project site is located in the Industrial Zoning District where Indoor Commercial Cannabis Cultivation is a permitted use with approval of a Conditional Use Permit in accordance with Banning Municipal Code Chapter 17.12

4



Cannabis Cultivator Site Plan

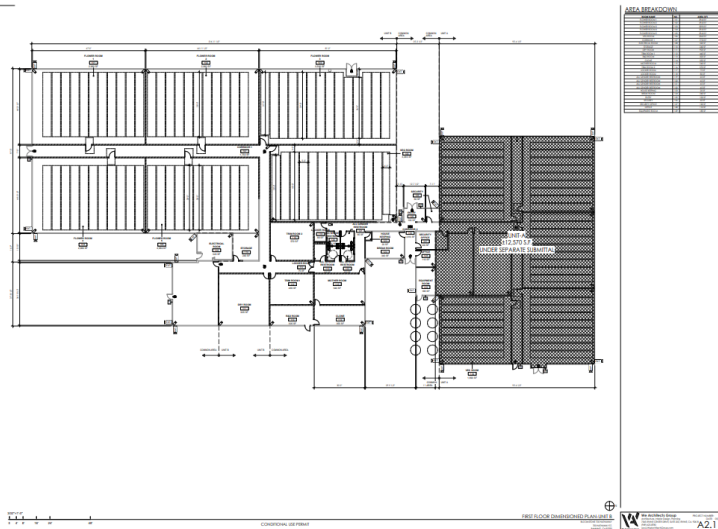


The existing Site Plan shows a 22,925 sq. ft. building (Unit B) with a 5,435 sq. ft. common area. The common area can only be used for lobbies, bathrooms, hallways, and breakrooms. All other areas will be secured by locked doors where entry is only allowed to Hathaway Sapphire personnel.

5



Cannabis Cultivator Floor Plan



The proposed floor plan shows the layout of the facility providing space for an office, storage, drying, trimming, cloning, bathroom, break room and ample space to accommodate the 10,000 sq. ft. minimum canopy area.

6



Background:

- ▶ The applicant proposes the operation of a Commercial Cannabis Cultivation facility in the Industrial Zoning District located at 700 South Hathaway Street, Unit B.
- ▶ A business plan was submitted that demonstrates the applicant will be compliant with current code regulations regarding cannabis cultivation which includes; site plan, floor plan, lighting plan, security plan, air filtration plan and other proprietary information for the operation of the facility.

7



Environmental Determination

- ▶ The project qualifies as a Class 1 Categorical Exemption pursuant to section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines as the project is operating out of an existing facility and only minor tenant improvements are proposed.
- ▶ A Notice of Exemption has been prepared for adoption with the project.

8



City Council Recommendation

- Staff recommends the City Council accept the Planning Commission recommendation of approval, adopt Resolution 2021-61, make a determination that the Project is exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) and approve Conditional Use Permit 21-8009 to allow a Commercial Cannabis Cultivation facility in an existing industrial building located at 700 South Hathaway Street, Unit B (APN: 532-130-004) in the Industrial (I) Zoning District.

9



THE END
THANK YOU

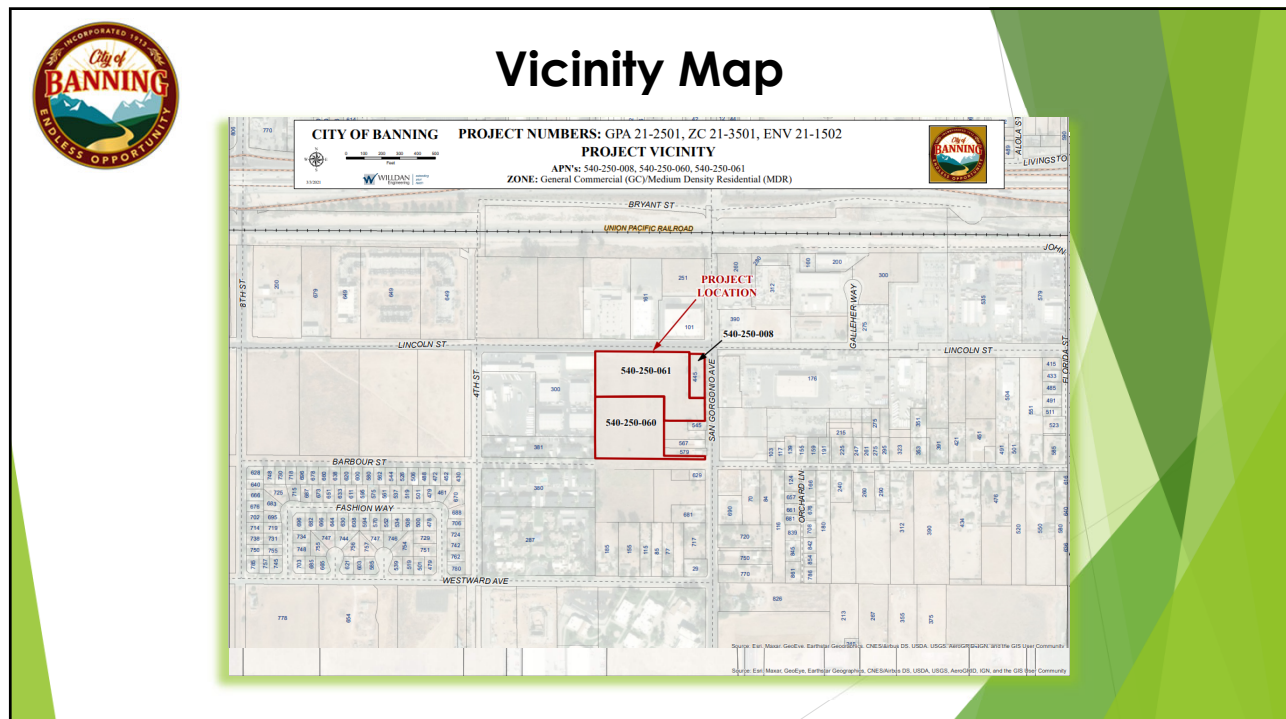
10



CITY COUNCIL AGENDA ITEM 7.4 PUBLIC HEARING JUNE 22, 2021

GENERAL PLAN AMENDMENT NO. 21-2501 & ZONE CHANGE NO. 21-3501, a proposed General Plan Amendment and Zone Change from General Commercial/Medium Density Residential to industrial for future expansion related to a business, “Pro-line Racing” located at the southwest corner of Lincoln Street and San Geronio Avenue.

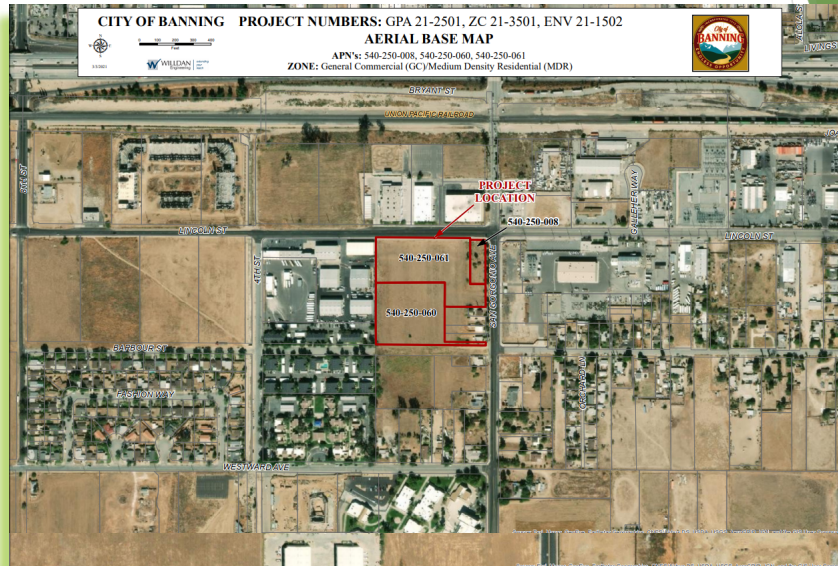
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2



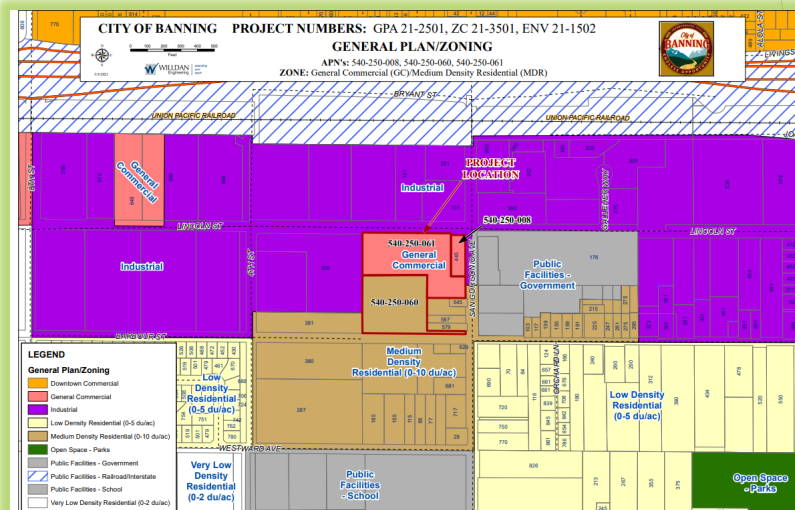
Aerial Map



3



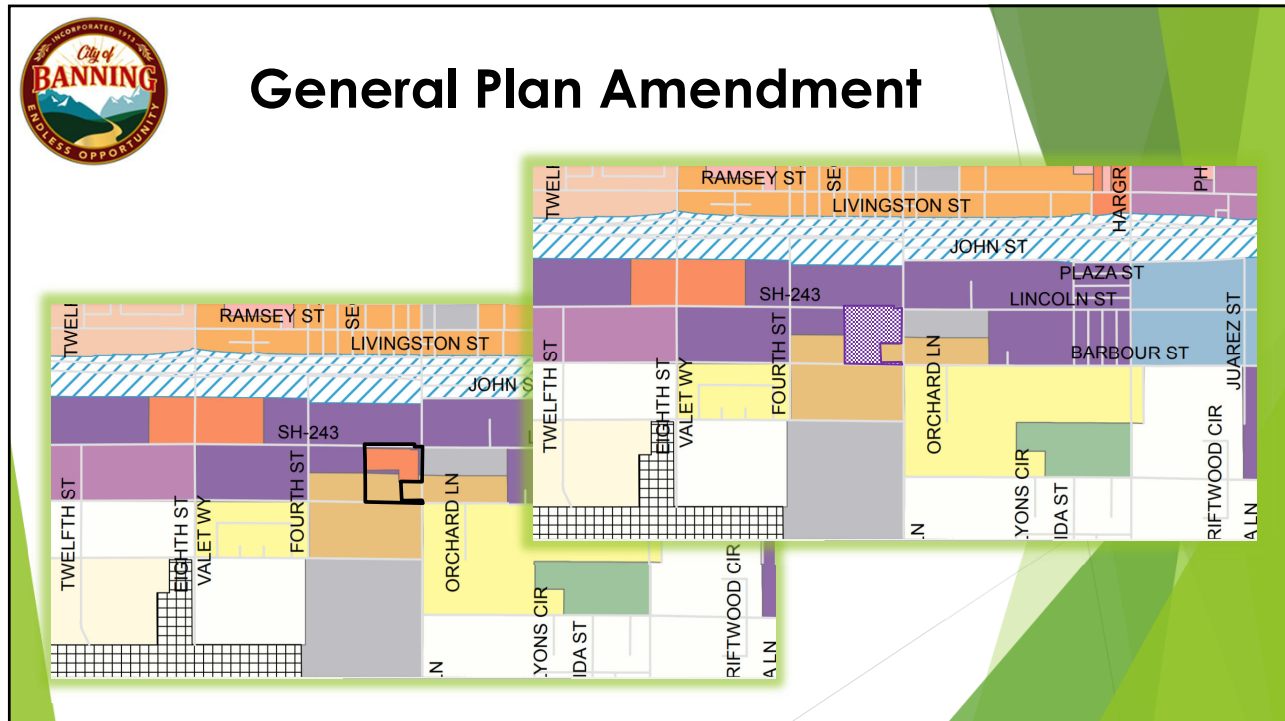
Zoning Map



4



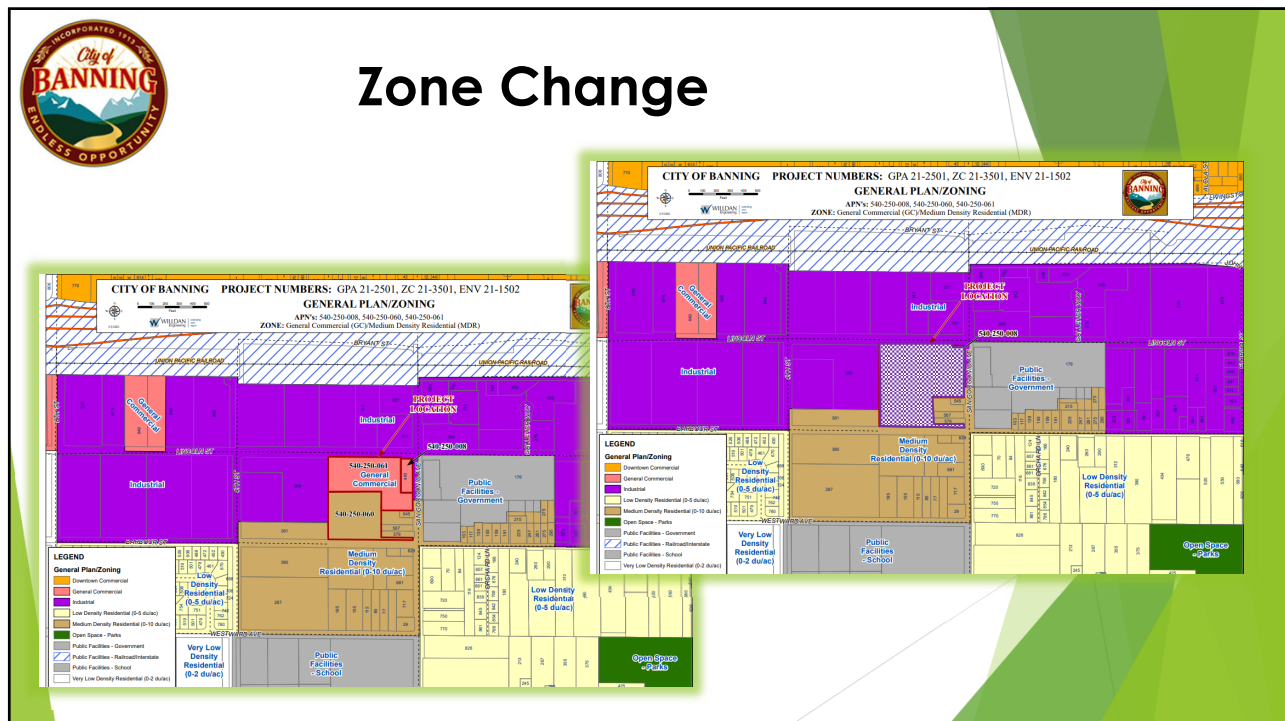
General Plan Amendment



5



Zone Change



6



Environmental Determination

Section 15061(b)(3) (Common Sense Exemption) because:

- ▶ It can be seen with certainty that there is no possibility that the proposed General Plan Amendment and Zone Change, re-designating and re-classifying certain real property from General Commercial (GC) and Medium-density Residential (MDR) to Industrial (I), will have a significant effect on the environment
- ▶ The proposed GPA and ZC are administrative processes of the City that will not result in direct or indirect physical changes in the environment because further environmental review, if required under CEQA, will be performed as development applications for the Project site are submitted to the City
- ▶ *A Notice of Exemption has been prepared for adoption with the project.*

7



City Council Recommendation

- ▶ Adoption of Resolution 2021-63 by the City Council determining that the Project is exempt under Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA)
- ▶ Approval of General Plan Amendment No. 21-2501 & Zone Change No. 21-3501 subject to the findings made in Resolution 2021-09

8



Conclusion

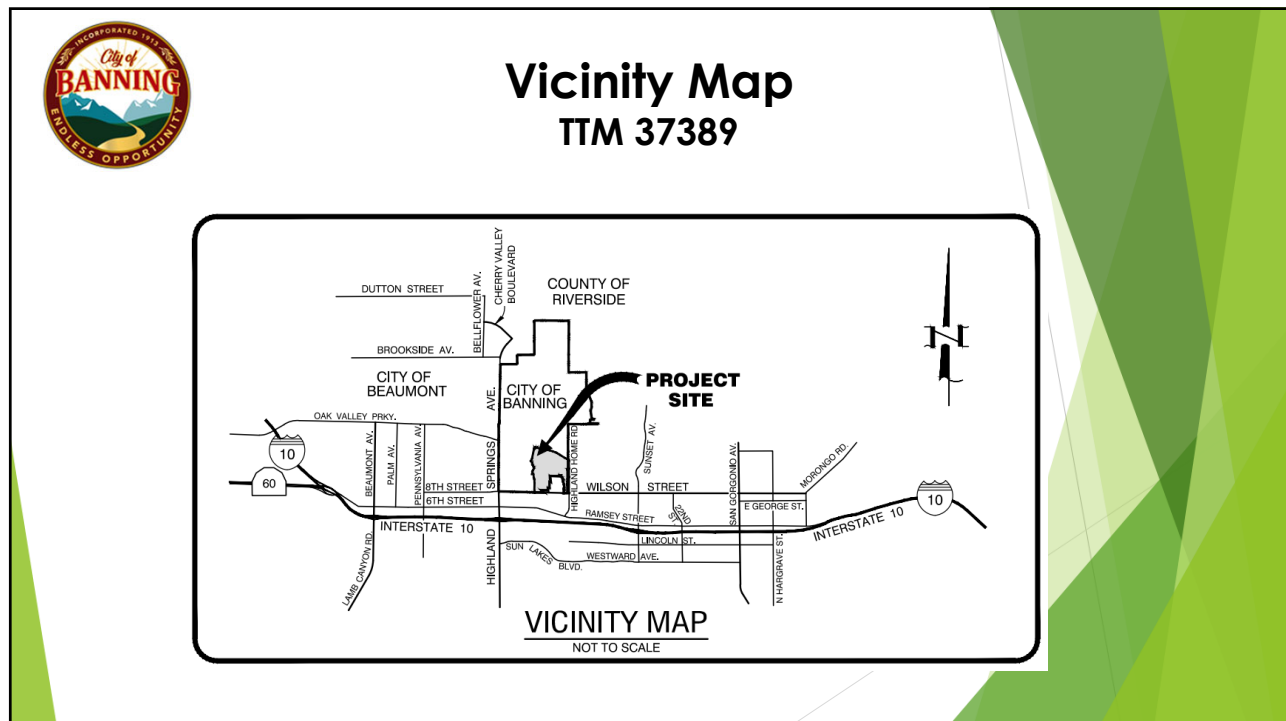
THANK YOU & QUESTIONS



CITY COUNCIL AGENDA ITEM 7.5: PUBLIC HEARING JUNE 22, 2021

**Consideration of Tentative Tract Map 37389 a
proposal to subdivide 152.47 acres of land for
the purpose of creating 616 Single-Family
Residential lots, Parks, potential Well Site, Open
Space, Private Drives and Public Streets**

1

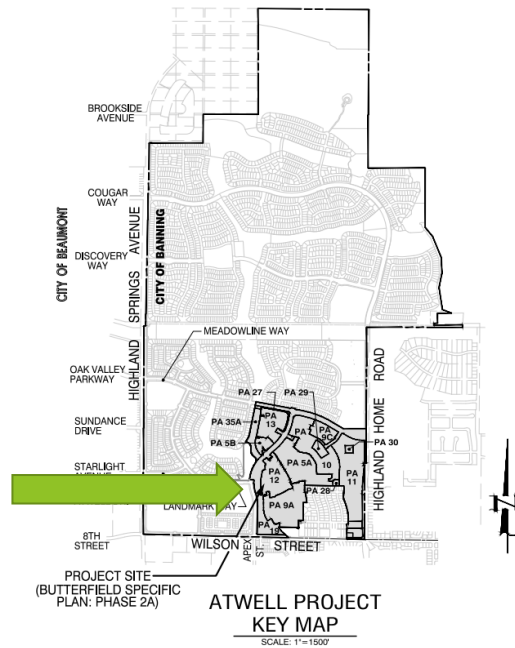


2



Location within the Butterfield Specific Plan

Project Site TTM 37389



3



Zoning and General Plan

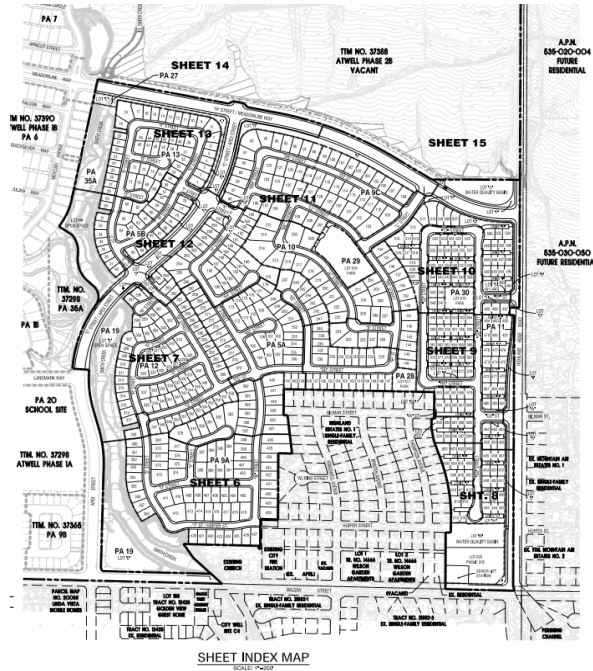
Project Site
TTM 37389



4



Proposed Site Plan TTM 37389



5



Project Description: TTM 37389

- ▶ The subdivision includes development amongst 152.47 gross acres of vacant land for the purpose of creating 616 single family residential lots.
- ▶ The subdivision provides for thirteen (30) open space lettered lots, private common drives and public streets.
- ▶ Tentative Tract Map encompasses subdivided lots within Planning Areas 5A, 5B, 9A, 9C, 10, 11, 12, 13, 19, 27, 28,29, 30, and 35A of the Butterfield Specific Plan.

6



Public Communication



Tentative Tract Map 37389 was advertised in the Record Gazette newspaper on June 11, 2021. Additionally, the notice was mailed to all property owners within 300 feet of the Project. Two letters were received prior to the Planning Commission meeting of June 2, 2021, and several people expressed concerns during the meeting. After hearing testimony and reviewing the letters, the Planning Commission recommended the City Council approve Tentative Tract Map 37389.

7



City Council Recommended Action

- ▶ Adopt City Council Resolution 2021-59, accepting the Planning Commission recommendation of approval and take the following actions;
- ▶ Find that in accordance with CEQA Guidelines Section 15162, Subsequent EIRs and Negative Declarations, a subsequent environmental document is not required, and a notice of determination shall be filed.
- ▶ Approve Tentative Tract Map No. 37389 to subdivide approximately 152.47 gross acres of land into 616 single family residential lots, parks, potential well site, open space, private drives and public streets, subject to the conditions of approval.

8

