



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**

**10/12/2021
REGULAR MEETING**

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

COUNCIL MEMBERS ABSENT: None

OTHERS PRESENT: Douglas Schulze, City Manager
Kevin Ennis, City Attorney
Marie Calderon, City Clerk
Caroline Patton, Deputy City Clerk
Art Vela, Public Works Director*
Ralph Wright, Parks and Recreation Director
Adam Rush, Community Development Director*
Matthew Hamner, Chief of Police*
Suzanne Cook, Finance Director*
Tom Miller, Electric Utility Director
Cherie Johnson, Human Resources Manager*
James Wurtz, Economic Development Manager*
Laurie Sampson, Executive Assistant*
Alejandro Geronimo, Treasurer*

*Participated via Zoom.

1. CALL TO ORDER

Mayor Wallace called the regular meeting to order at 5:18 p.m.

- 1.1. **Invocation**
Pastor Damon Allen of First Missionary Baptist Church gave the invocation.
- 1.2. **Pledge of Allegiance**
Council Member Hamlin led the Pledge of Allegiance.
- 1.3. **Roll Call**

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

Deputy City Clerk Caroline Patton identified two scrivener's errors on page three of the agenda.

Motion to approve the agenda as amended.

Motion by Council Member Hamlin
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.

3. CLOSED SESSION

City Attorney Ennis made the closed session announcement.

3.1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6

City Designated Representatives: Doug Schulze, City Manager, and Cherie Johnson, Human Resources Manager; Shelline Bennett of Liebert Cassidy Whitmore

Employee Organization: International Brotherhood of Electrical Workers Local 47

Mayor Wallace announced the Council would go into closed session at 5:23 p.m.
City Council returned from closed session at 6:18 p.m.

4. REPORT ON CLOSED SESSION

City Attorney Ennis gave a report on closed session.

Special Meeting Reports

For special meeting agenda item 4.1, there was no final or reportable action. For agenda item 4.2, there was no final or reportable action and Council Member Pingree recused himself for this item. For agenda item 4.3, there was no final or reportable action. Agenda item 4.4 was continued to the end of the regular meeting.

Regular Meeting Reports

Finally, for regular meeting agenda item 3.1, direction was given to negotiators with no final or reportable action.

5. PRESENTATION(S)**5.1. Banning's Future Fellowship**

Marco Santana presented his project for Banning's Future Fellowship.

6. PUBLIC COMMENTS, CORRESPONDENCE, APPOINTMENTS, CITY COUNCIL COMMITTEE REPORTS, CITY MANAGER REPORT, AND CITY ATTORNEY REPORT**6.1. PUBLIC COMMENTS**

Frank Burgess asked about agenda items from a previous meeting agenda. He asked if the city had seen financial reports for parties to exclusive negotiation agreements with the city.

Gary Hironimus spoke in opposition to the proposed Community Revitalization and Investment Authority (CRIA) presented at the last regular meeting. He said like the Community Redevelopment Agency (CRA), it would draw money from the general fund.

Inge Schuler asked that they extend the public comment period.

Carol Allbaugh reported that Faith in Action of the San Gorgonio Pass is an active non-profit registered with the State of California.

Harry Sullivan asked staff questions about the airport.

6.2. CORRESPONDENCE

None

6.3. APPOINTMENTS

RCTC Assignment Update

Motion to appoint Council Member Hamlin as the primary as the City of Banning's representatives at the Riverside County Transportation Commission (RCTC).

Motion by Council Member Pingree
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.

6.4. **CITY COUNCIL COMMITTEE REPORTS**

Mayor Wallace discussed the SCAG meeting. She said she holds town hall meetings every month in the City.

6.5. **CITY MANAGER REPORT**

Doug Schulze reminded the Council that the 2021 State of the City is taking place on October 14th beginning at 11:00 a.m. He answered questions posed by Mr. Sullivan during public comments.

6.6. **CITY ATTORNEY REPORT**

City Attorney Ennis

7. CONSENT ITEMS

- 7.1. Approval of Minutes from the September 14 and September 28, 2021 City Council Meetings
- 7.2. Resolution 2021-99, replacing Resolution 2021-41, Declaring Certain Real Property Owned by the City, commonly known as the Banning Municipal Airport, located at 200 South Hathaway Street, Banning California (Consisting of APNs 532-130-011, 012 & 018, APN 532-140-003, APNs 532-150-002, 003, & 004, APN 541-240-009, APN 541-250-009 and APN 532-180-034) as Surplus Lands Pursuant to Government Code Section 54221
- 7.3. Resolution 2021-87, Accepting Community Development Block Grant Funds for Fiscal Year 2021/2022 in the Total Amount of \$213,916.00, for the Teen Leaders Program (5.BN.50-21) in the Amount of \$4,500; the Lions Park Project (5.BN.51-21) in the Amount of \$45,000; the Roosevelt Williams Park Project (5.BN.52-21) in the Amount of \$20,400; and the Sylvan Park Improvement Project (5.BN.53-21) in the Amount of \$144,016
- 7.4. Resolution 2021-101, Approving an Exclusive Negotiating Agreement with JK Partners for 150 E. Ramsey St
- 7.5. Adopt Resolution 2021-96, Awarding a Construction Agreement for Project No 2021-02, "AC Overlay for Various Streets" to Vance Corporation of Bloomington, CA in the amount of \$578,577.00 and establishing a total project budget of \$636,434.70 and rejecting all other bids
- 7.6. Second Reading of Ordinance 1575 Amending Titles 5 and 15 of the Banning Municipal Code revising regulations pertaining to the permitting, operation, and maintenance of alarm systems within the City of Banning and providing for fees and penalties for false alarms and violations

- 7.7. Adoption of Resolution 2021-91, Approving a Master Agreement and Program Supplement Agreements with the State of California Department of Transportation for two (2) Highway Safety Improvement (HSIP) grants for the Omar/Ramsey Intersection Improvements and Sidewalk project and the Ramsey Street Pedestrian Safety Improvements project
- 7.8. Resolution 2021-98 Approving Revisions to the Compensation and Classification Plan
- 7.9. Second Reading of Ordinance 1576 Amending and Restating Existing Title 8, Chapter 8.28, Garbage Collection and Disposal, of the Banning Municipal Code, and Finding an Exemption from CEQA under Sections 15061(b)(3) and 15308 of the CEQA Guidelines

Public Comments

Paul Perkins spoke on item 7.2, stating it was an inopportune time to surplus the airport. He said he believed the Federal Aviation Administration (FAA) would not allow the land to be sold or leased.

Frank Burgess spoke on item 7.2, asking if the FAA had been notified the airport would be declared surplus. For item 7.3, he questioned allocating CDBG funds for parks and suggested they put more money toward Roosevelt Williams Park since he was a friend. For item 7.4, he asked again if the city had obtained financial statements.

Tanya Spencer spoke on item 7.2, asking how the land could be declared surplus.

Motion to approve consent agenda items 7.1 to 7.3, 7.5 to 7.8.

Motion by Council Member Hamlin
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.

- 7.4 Resolution 2021-95, Approving an Exclusive Negotiating Agreement with JK Partners for 150 E. Ramsey St

Council Member Happe recused himself for this item.

Public Comments

Paul Perkins said he does not think there should be reimbursable funds in the agreement.

City Manager Schulze clarified that reimbursements in the agreement represent money reimbursed to the city.

Motion to approve consent agenda items 7.4.

Motion by Council Member Pingree
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 4-0, with 1 recusal.

7.9 Second Reading of Ordinance 1576 Amending and Restating Existing Title 8, Chapter 8.28, Garbage Collection and Disposal, of the Banning Municipal Code, and Finding an Exemption from CEQA under Sections 15061(b)(3) and 15308 of the CEQA Guidelines

Public Comments

None

Motion to approve consent agenda item 7.9.

Motion by Council Member Pingree
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 5-0.

8. PUBLIC HEARING(S):

None

9. REPORT OF OFFICERS

9.1. Update on Smith Creek Park Drag Strip

Doug Schulze, City Manager, presented the staff report.

Public Comments

Inge Schuler expressed several concerns about the proposed project, which she believed would cause excessive noise.

Larry Smith spoke in favor of this item. He suggested a drag strip would be a safe place for people to get their adrenaline fix instead of racing on public streets.

Bill Hobbs spoke in favor of the project and the economic benefit it could bring to the city.

Juanita Diaz said she was involved in parks and recreation and told Council that other city parks need improvements also.

Jeremy Smith said Riverside County needed this establishment and applauded the Council for considering this project. He recalled when the city hosted drag races at the airport and the people it brought to Banning.

Jeff Book comes with years of drag strip management and operations experience from the Fontana Drag Strip. He said he was excited to be asked to be a part of this project and the revenue it could bring into the city.

Robert Ratcliffe said he supported youth programs in racing that help minors direct energy into positive activities.

Joseph Lopes of Horsepower Mustangs said he helped set up the airport drag strip that was very successful. He said this was an opportune location and he would be interested in expanding his business here if the drag strip becomes a reality.

Tanya Spencer said that her business, Skydive West Coast, was not opposed to the drag strip but wanted to know how it would be managed financially.

Karen Hardy said she was in support of the drag strip and thought this was a great opportunity.

Kathleen Dale spoke in opposition, saying there is still considerable work that needs to be done on environmental issues before this project can get underway. She said the location at Smith Creek Park was not the right location for this type of use and may not be allowed under the city's general plan.

Robert Schultz spoke in support of the project, saying that it would be safe and bring lots of people to the area.

Andy Marocco said he was in support of a drag strip in Banning but was in opposition to the project. He said the location was not ideal for a drag strip and he felt it should be at an airport.

Harry Sullivan asked if the neighbors to the development would be notified.

City Manager Schulze responded to public comments, explaining there was still a lot of work to be done.

Council Member Pingree clarified that the City Attorney had confirmed Mr. Pingree had no conflict of interest at this time.

Motion to approve staff moving forward with planning for a drag strip at the Smith Creek Park site.

Motion by Council Member Pingree
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.

Mayor Wallace announced a recess at 8:05 p.m. The meeting reconvened at 8:21 p.m.

9.2. Update on the City's Draft Golf Cart and Low Speed Vehicles/Neighborhood Electric Vehicles Transportation Plan and Ordinance.

Public Works Director and City Engineer Art Vela provided the staff report.

Public Comments

Paul Perkins said the City of Beaumont was allowing people in golf carts to cross Highland Springs.

Motion to approve staff pursuing option 3 and hold off on implementing golf cart lanes until the adjacent development project has been completed.

Motion by Council Member Hamlin
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 5-0.

9.3. Resolution 2021-100, Approving an Exclusive Negotiation Agreement with Milestone Development LLC for 447 E. Ramsey Street

Council Member Pingree recused himself for this agenda item.

Doug Schulze, City Manager, presented the staff report.

Robert Ybarra and Fausto Reyes spoke on behalf of Milestone Development LLC.

Public Comments

None

Motion to approve Resolution 2021-100.

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 4-0, with 1 recusal.

10. DISCUSSION ITEMS

10.1. Discussion on Planned Uses of the Armory Building

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

Public Comments

Shannon Smith of Kids Cure Foundation said her organization has previously worked in the pass area to feed residents during fires. She said hunger was a problem and they work to ensure no resident goes hungry.

Ms. Smith said they would like to expand their usage of the armory site to store up to 80,000 lbs. of food to distribute in Banning and the surrounding areas.

There was discussion about using the armory as an Emergency Operations Center (EOC), as well as the carrying costs of maintaining the building.

City Manager Schulze explained that what staff were recommending is approving \$30,000 to complete an evaluation of the space. He said that completing this assessment would allow the city to qualify for grants to help recover the cost of upgrading the facility.

Motion to approve expenditure of up to \$30,000 in architectural services to assess the city-owned Former National Armory site.

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.

The final closed session agenda item, Special Meeting Agenda Item 4.4, was continued to the next special meeting of the City Council on October 26, 2021.

11. ITEMS FOR FUTURE AGENDAS

11.1. New Items:

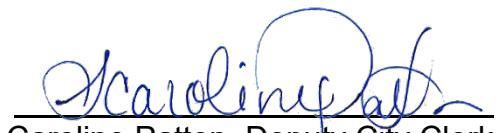
11.2. Pending Items:

1. Permanent Homeless Solution
2. Shopping Cart Ordinance Update
3. Golf Cart/EV Ordinance (On hold)
4. Airport Advisory Commission
5. Retail Marijuana (Happe)
6. Business-Friendly Zoning (Wallace)

12. ADJOURNMENT

Mayor Wallace adjourned the meeting at 10:12 p.m.

Minutes Prepared by:



Caroline Patton
Caroline Patton, Deputy City Clerk

This entire meeting may be viewed here:
<https://banninglive.viebit.com/index.php?folder=City+Council+Meetings>

All documents related to this meeting are available here:
<http://banning.ca.us/ArchiveCenter/ViewFile/Item/2543>

RECEIVED

OCT 12 2021

City of Banning
City Clerk's Office

EXHIBIT A - AGENDA ITEM 9.1

Comments/Questions for Banning City Council
Regarding Smith Creek Ranch Drag Strip Project
10/12/21 Council Meeting, Agenda Item 9.1
Submitted by Kathleen Dale
Page 1 of 2

I am a retired planner and environmental consultant. My 35-year career consisted of positions with local agency planning departments and environmental consulting firms. I have significant experience with CEQA and with State and federal regulatory programs governing streams, wetlands and endangered species.

The staff report that is presented for your considerations raises many questions and considerations. Based on the current record, it is clear considerable work – and expense – is required before the City may take action beyond simply directing staff to come back with the missing details and required environmental documentation. The information available at this point indicates that this is not the right place for a use of this type and that if the Council wishes to take an active role in bringing such a use to the City, the direction to staff should be to look for an alternate location.

Questions and considerations the Council should take into account in providing direction to staff:

1. General Plan/Zoning – in addition to being inconsistent with the adopted Parks and Recreation Master Plan, the proposed use does not appear to be an allowable use under the current Open Space general plan land use designation and zoning. Further, established and planned land uses in the surrounding area and along access routes are residential and the site is within a very high fire hazard severity zone, raising potential for conflicts with other City policies (for instance, noise and public safety standards).
2. CEQA
 - a. Notice of Exemption
 - i. The staff report states that a Notice of Exemption (NOE) has been filed. What approval has been granted to trigger filing of an NOE?
 - b. Piecemealing
 - i. The suggestion that a categorical exemption could be used for CEQA clearance for this project suggests a classic “piecemealing” attempt and a serious CEQA violation. The City of Banning, as the lead agency, must consider the environmental consequences of the whole of the action, which in this case includes both construction and operation of the proposed racing facility. Aspects of the “project” that require further definition to allow meaningful environmental analysis include: the number and frequency of events, the number of attendees that will be accommodated, utility extensions, access route(s) from existing roads, a complete grading plan (showing manufactured slopes, drainage improvements and water quality improvements), and a complete site plan and building plans (for instance what improvements are intended in the two areas identified as “FOOD”, what will the finished surfaces

EXHIBIT A - AGENDA ITEM 9.1

Comments/Questions for Banning City Council
Regarding Smith Creek Ranch Drag Strip Project
10/12/21 Council Meeting, Agenda Item 9.1
Submitted by Kathleen Dale
Page 2 of 2

be within all improvement areas, what is intended for the area marked as "STANDS", what off-site improvements are required). The Parks and Recreation Master Plan update, General Plan amendment, and rezoning and are also part of the "project". The September 15, 2021 report to the Parks Commission identified additional uses as part of the master plan amendment, including an oval track, an off-road track, and large outdoor concerts and events.

- c. Potential Impacts – based upon the location and the nature of the proposed project, it can be seen with reasonable certainty that there is potential for significant impacts related to biological resources (MSHCP riverine/riparian, fluvial sand transport, burrowing owl, Los Angeles pocket mouse, narrow endemic plant species), cultural resources, paleontological resources, agricultural resources (designated farmland), hazards (very high fire hazard severity area and toxics contamination), noise, traffic, and land use compatibility. Technical analysis by qualified professionals is required to make significance determinations and to identify mitigation measures for many of these potential impacts.
- d. Based on my professional knowledge, it would appear that adequate CEQA clearance for this project would likely require an EIR as the noise, land use compatibility, and hazard impacts will probably be difficult to mitigate to below a level of significance.
- e. In addition to CEQA compliance, it looks like this project would require permits under State and/or federal regulations governing streams (related to access and utility extensions across Smith Creek), and possibly endangered species.

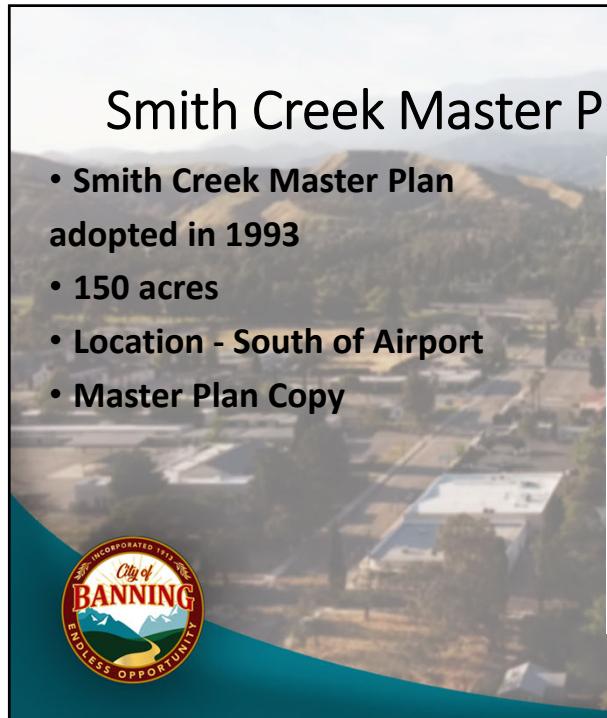
3. Other Questions

- a. Were there any stipulations on the donation of the Smith Creek Ranch property?
- b. Who are the parties involved in construction and operation of the proposed facility?
- c. Are there any conflicts of interest for Council, staff or commission members who would be involved in project review and approval?
- d. What substantiation exists for claims of substantial revenue to the City? A fiscal analysis is needed to support such claims.
- e. What is the cost for professional design services and technical analyses that will be required to process permits and complete CEQA review? Who will bear this cost?
- f. How much will insurance cost and will it even be available considering the fire hazard zone? Who will bear this cost?
- g. Is the proposed arrangement an improper gift of public funds?

EXHIBIT B
AGENDA ITEM 9.1



1



City of Banning

Smith Creek Master Plan - Background

- Smith Creek Master Plan adopted in 1993
- 150 acres
- Location - South of Airport
- Master Plan Copy

VICINITY MAP

WILSON ST.
RAMSEY ST.
JOHN ST.
LINCOLN ST.
CHARLES ST.
HARGRAYE ST.
WESLEY ST.
PORTER ST.
HATHAWAY ST.
SCOTT ST.
BANNING AIRPORT
BARRON ST.
WESTWARD AVE.
ST.
BANNING PARK SITE

NORTH
N.L.S.

A map titled 'VICINITY MAP' showing the location of the Smith Creek Master Plan area. The map includes labels for Wilson St., Ramsey St., John St., Lincoln St., Charles St., Hargraye St., Wesley St., Porter St., Hathaway St., Scott St., Banning Airport, Barron St., Westward Ave., and Banning Park Site. A north arrow and a scale bar are also present.

2

EXHIBIT B
AGENDA ITEM 9.1

Smith Creek Master Plan – Background - Cont

City of Banning

- **Amenities included**
 - Lake
 - RV & Tent Camping
 - Swim Lagoon
 - Amphitheater
 - Golf Course
 - Equestrian Center
 - Community Center
 - Water Treatment Plant



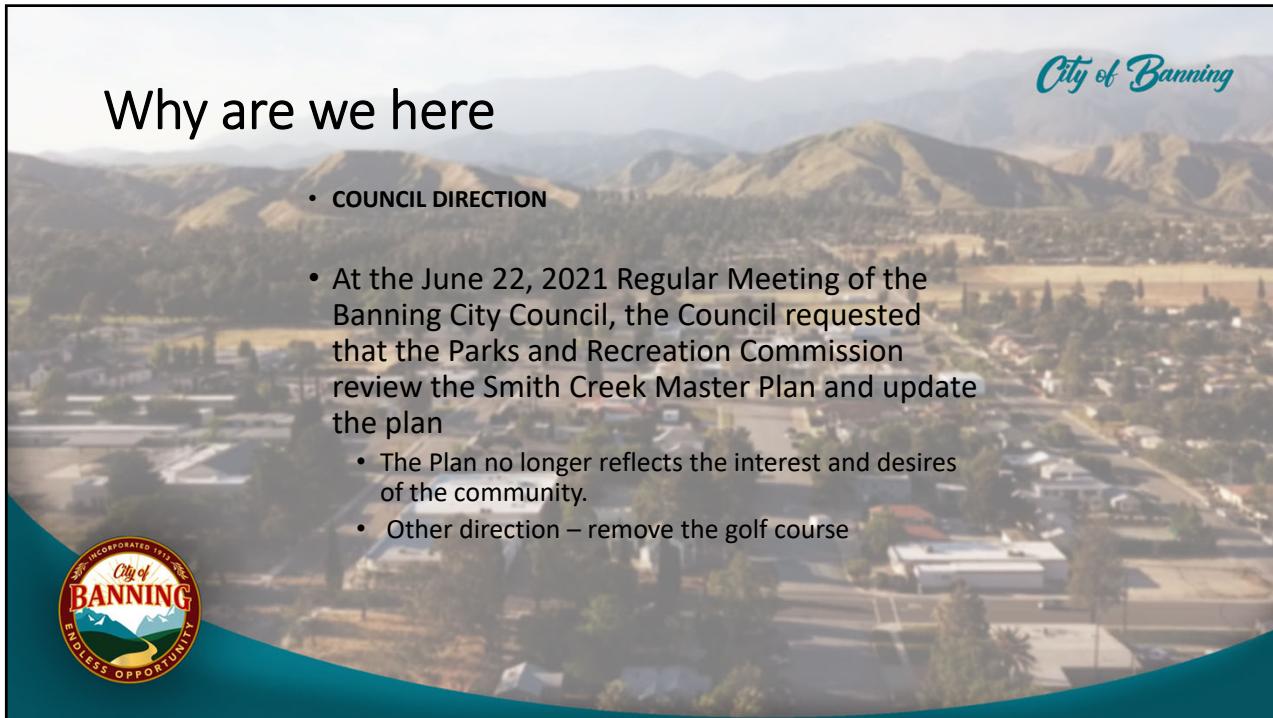
City of Banning
INCORPORATED 1917
ENDLESS OPPORTUNITY

3

Why are we here

City of Banning

- **COUNCIL DIRECTION**
- At the June 22, 2021 Regular Meeting of the Banning City Council, the Council requested that the Parks and Recreation Commission review the Smith Creek Master Plan and update the plan
 - The Plan no longer reflects the interest and desires of the community.
 - Other direction – remove the golf course



City of Banning
INCORPORATED 1917
ENDLESS OPPORTUNITY

4

EXHIBIT B
AGENDA ITEM 9.1

Master Plan Park Development Other discussion topics

City of Banning

- Obstacles
 - Overall Cost of development of park
 - Wash
 - Value of potential of phasing
- Proposal
 - Development of Drag Racing Strip
 - Oval Track
 - Off-road Track
 - Camping
- Other
 - Covered Equestrian Arena
 - Outdoor Amphitheater – large scale event
 - Potential Grants



5

What are we doing today and Moving Forward

- Brainstorming
- Questions of staff to review
- Come back in subsequent meetings with follow up items and develop update of Master Plan

City of Banning



6

EXHIBIT B
AGENDA ITEM 9.1



EXHIBIT C
AGENDA ITEM 9.2



Update: Draft Golf Cart and Low Speed Vehicles Transportation Plan and Ordinance

10/12/2021

1



- At the request of members of the public and City Council, staff began working on a draft Golf Cart and Low Speed Vehicles (LSV) and Neighborhood Electric Vehicles (NEV) Transportation Plan.
- Master planned communities (Atwell and Rancho San Gorgonio) also include accommodations for LSVs/NEVs.
- Staff identified two key considerations:
 - Golf carts cannot be operated on roads that exceed a speed limit of 25 MPH (2 exceptions)
 - Safety issues with the left out turning movement at Sun Lakes Village Drive onto Sun Lakes Boulevard

2

CONSIDERATION #1

- Golf carts can only be operated on roads that do not exceed a posted speed limit of 25 MPH
 - Sun Lakes Boulevard has posted speed limit of 35 MPH.
 - Exceptions:
 - City can establish "Crossing Zones" on roads with posted speed limits of 45 MPH and that are adjacent to a golf course.
 - Adopt a transportation plan and provide separated golf cart lanes.
 - Would require a speed reduction survey to reduce speed limit from 35 MPH to 25 MPH.

3



CONSIDERATION #2

- Safety Concerns with left turn out of Sun Lakes Village Drive to Sun Lakes Boulevard

4

EXHIBIT C - AGENDA ITEM 9.2

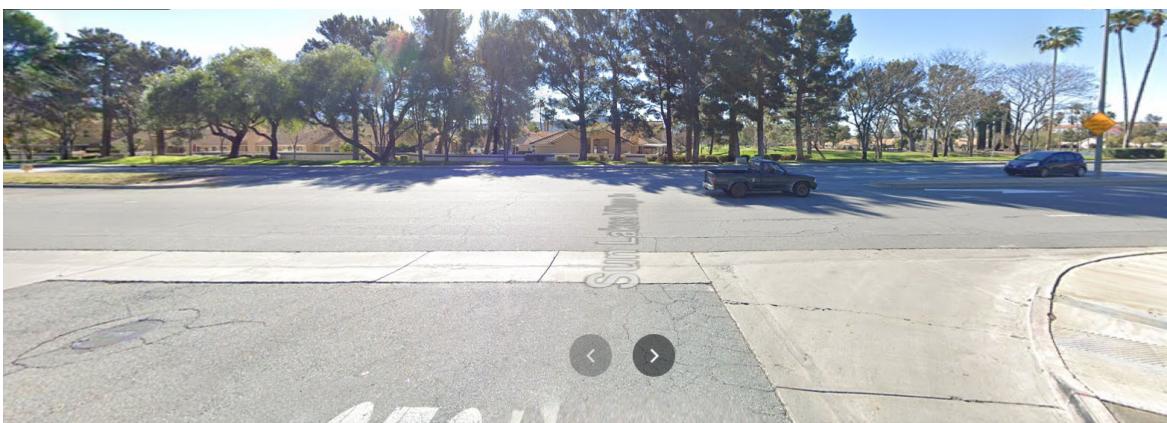


CONSIDERATION #2

- Safety Concerns with left turn out of Sun Lakes Village Drive to Sun Lakes Boulevard

5

Southbound



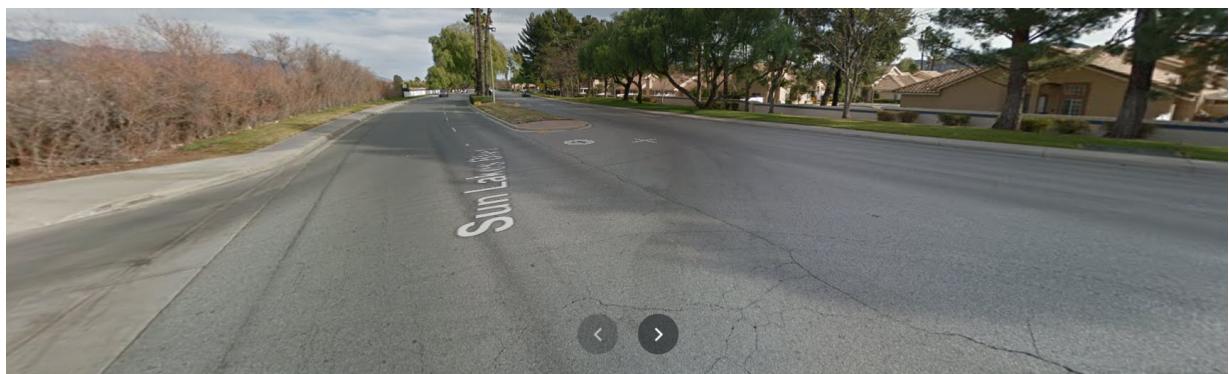
6

Westbound



7

Eastbound



8

EXHIBIT C - AGENDA ITEM 9.2

OPTIONS

- Option #1
 - Do Nothing
- Option #2
 - Speed Limit Reduction on Sun Lakes Boulevard
 - Turning movement safety concerns.
- Option #3
 - Defer Transportation Plan/Ordinance until the development of the Sun Lakes Village North Specific Plan
 - Conditioned to provide golf cart access through the project site.
 - Eliminates turning movement from Sun Lakes Village Drive
 - May eliminate the need to reduce posted speed limit.

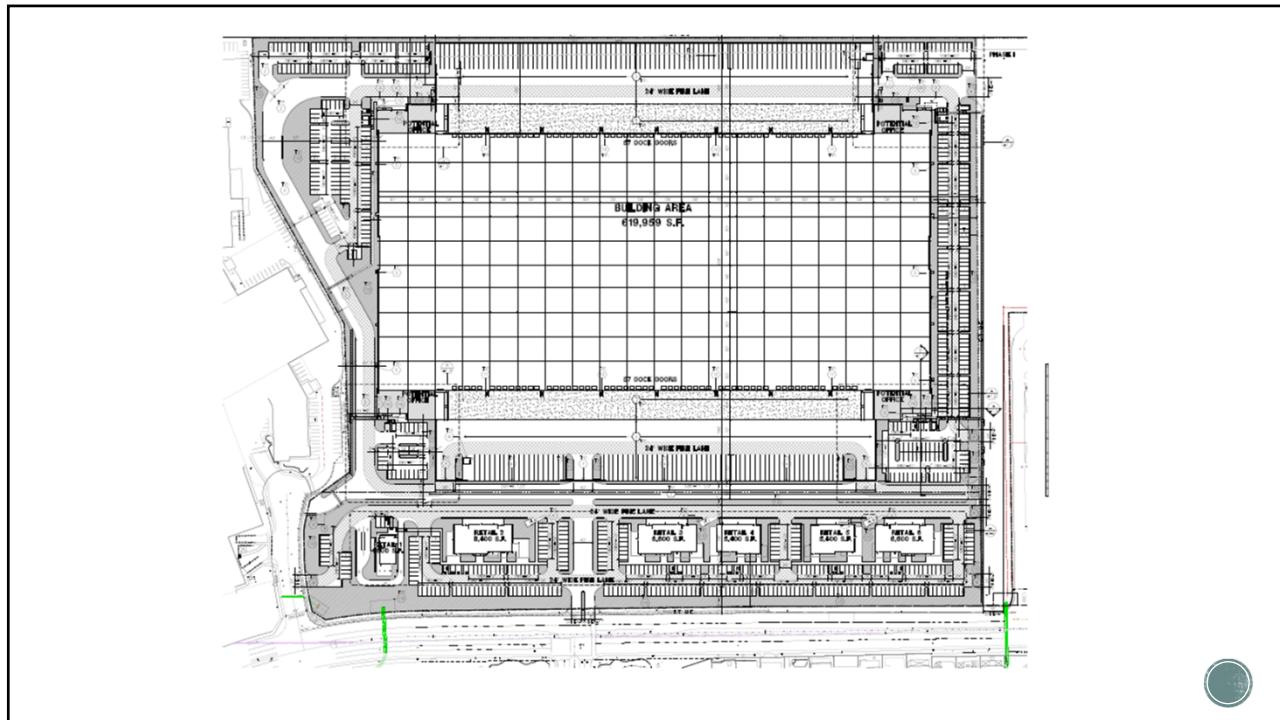
9

Sun Lakes Village North Specific Plan



10

EXHIBIT C - AGENDA ITEM 9.2



11



12

NEXT STEP

- Staff seeking direction from City Council:
- Option #1
 - Do Nothing
- Option #2
 - Speed Limit Reduction on Sun Lakes Boulevard
 - Turning movement safety concerns.
- Option #3
 - Defer Transportation Plan/Ordinance until the development of the Sun Lakes Village North Specific Plan



EXHIBIT D - AGENDA ITEM 10.1

Date 10-5-2021

To: Doug Schulze
City Manager of Banning

Kids Cures Foundation would like to request to lease a portion of the Banning Armory for our USDA Emergency Food Distribution Program (Cure Hunger Now) in partnership with Feeding America.

We are requesting to lease 1,000 square of the Armory for 24 months to continue our 10-year emergency/food distribution program. Our program has fed over 44,000 in 2020 during Covid-19 pandemic by providing food distribution sites located at the Banning and Beaumont Senior Community Centers, as well as delivering food to over 120 shut ins in the Pass Area. One of our lead volunteer liaisons is Corporal Autrey and his wife who deliver food to families in need. We have a large volume of dedicated volunteers for this program. At this time, we are experiencing a large demand for food throughout the Pass Area as the number of residents continues to increase. Our partner agency Feeding America monthly food supply has also increased with the demand.

The Banning Chamber did a weekly food outreach during the shutdown, we have spoke to Robert Ybarra about partnering with the Banning Chamber to add an additional outreach each month.

Cure Hunger Now program is the main emergency onsite for the Pass Area, during the Idyllwild fires Congressman Ruiz contacted us to assist with the evacuees we immediately step into action. We contacted Feeding America for their rig to drop off food, we supplied the Banning High School kitchen with food to cook dishes for the evacuees, we then contacted the Banning Unified School Superintendent, and DPSS as they were in charge for the first few days and then the Red Cross took over it went very well as we all did our part to help those displaced.

KCF will be able to write grants for possible needed upgrades such as new cameras, security systems, air coolers, along with other improvements if needed. We will work alongside with the grant writer for the City of Banning to apply for Federal, State, and County grants for funding for the Armory by applying our reported numbers of families we feed yearly and being the USDA emergency food distribution program. Our documents are reported monthly to Feeding America and the USDA Federal database. Most importantly we will be able to expand our food supply by tens of thousands of pounds monthly. We received confirmation today that Feeding America that we have been approved additional equipment for as we continue to expand.

We are officially the charity for Amazon we will be storing donation boxes for the community outreaches as well.

USDA Cure Hunger Now is a vital program in the Pass Area, for the 10's of thousands of families we serve it is a matter of buying food or paying their bills. We have been told numerous times (If it was not for Cure Hunger Now, we would be homeless and hungry). 1 in 4 children do not eat every night in our community and 1 in 6 families go without food every day.

EXHIBIT D - AGENDA ITEM 10.1

We carry a one-million-dollar liability insurance policy for all our locations.

Review:

- Grants for the Banning Armory for repairs and upgrades for the building, written by KCF and the City of Banning.
- Expanding our food outreach so more low-income families and homeless residents can receive food as needed.
- Benefiting the Pass Area as we are the emergency food distribution for the Pass Area.
- Get new equipment from Feeding America.
- We need storage only, no office space needed we have an office and a resale charity shop.

We have been striving to Cure Hunger in the Pass Area since 2010 and will continue until hunger is eradicated in the Pass communities.

Kindly,

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Banning Armory

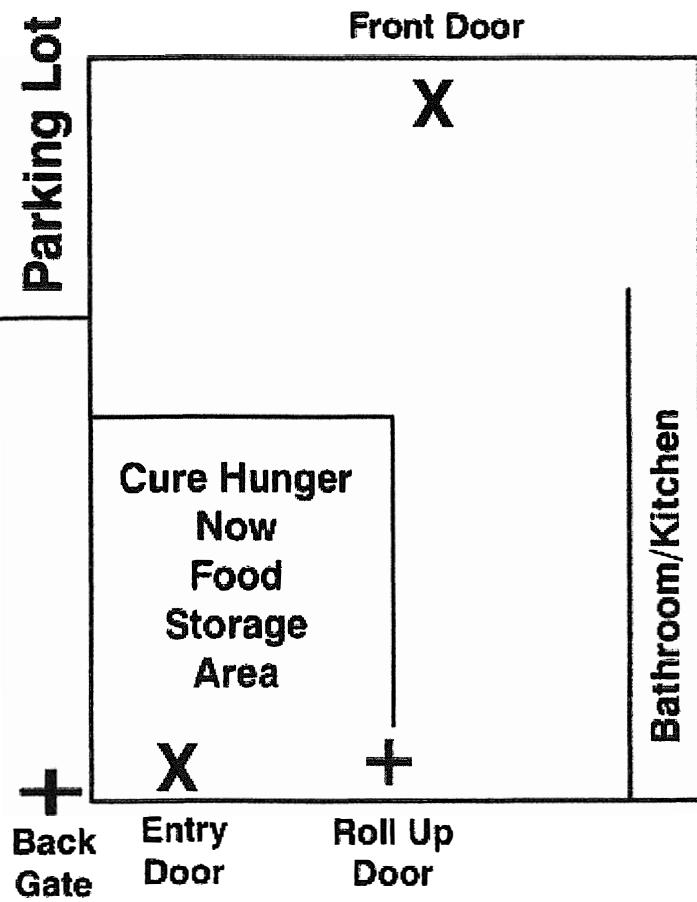


EXHIBIT E
AGENDA ITEM 10.1

Item 10.1 - Discussion on Planned use of the Armory Building



Banning City Council
October 12, 2021

1

Armory Building Discussion - Background

- ▶ Armory Building located at 2041 Nicolet Street
- ▶ COB Entered into a lease agreement with the State of California in 1953
- ▶ Lease agreement amended in 1964
- ▶ January 14, 2020 - Banning City Council authorized the execution of lease termination agreement.
- ▶ At the January 14, 2020 meeting, discussion on possible building uses included preparing the building for use as an EOC and potentially as a rentable venue.



2

EXHIBIT E

AGENDA ITEM 10.1

Armory Building Discussion - After lease termination

- ▶ Aesthetic improvements
 - ▶ Repaired and replaced irrigation
 - ▶ Painted exterior
 - ▶ Slurry sealed parking lot
- ▶ Need for formal evaluation of the building for code compliance, structural and architectural options
 - ▶ Due to Covid, no formal building review or evaluation
 - ▶ Dependent on preferred future use



3

Armory Building Discussion - The building itself

- ▶ The building has multiple rooms and main warehouse style main section
 - ▶ Main area approximately 150' x 75' - Roll-up door
 - ▶ Kitchen - no appliances - range hood, sinks
 - ▶ Restrooms multiple stalls and showers
 - ▶ 2 offices
 - ▶ 3 additional rooms
 - ▶ One 60' by 24',
 - ▶ One 33' x 24' plus 2 smaller rooms/vault each approximately 12'x12' and
 - ▶ One approximately 36'x24'
 - ▶ Heating/ AC/Electrical
 - ▶ Need for back-up generator



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EXHIBIT E
AGENDA ITEM 10.1

Armory Building Discussion - Recommended use

- ▶ Future Community Center
- ▶ Provides multiple rooms for camps, classes, events.
- ▶ Need for additional Recreation facilities
- ▶ Allows for rental for public and private events
 - ▶ Capacity estimated over 300 plus
- ▶ Bus stop adjacent to property
- ▶ Emergency Operations Center
 - ▶ Can be staged for EOC activation with all needed equipment stored on site and rolled out as necessary
 - ▶ Potential for grants for this purpose

5

Armory Building Discussion - Other use requests

- ▶ Faith in Action - Used facility for community yard sale event
 - ▶ Requested temporary use to house a weekend thrift store
- ▶ Kid'sCures - Requested two-to-five-year lease for food storage space - would require space for refrigerators and approximately 25'x40' section
- ▶ Multiple churches have inquired for use for services and events.
- ▶ The Gloves travel baseball team has inquired about a lease for indoor practice space would include multiple retractable indoor batting cages
- ▶ Other varied requests including short- or longer-term leasing
- ▶ Not all of these uses compatible with one another or with use as Community Center

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EXHIBIT E
AGENDA ITEM 10.1



**Armory Building
Discussion**



Questions?

Request - Provide Direction and
Authorize use of funds for
Building Evaluation.