



*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**

**11/09/2021  
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: Doug 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  
Tom Miller, Electric Utility Director  
Suzanne Cook, Finance Director\*  
James Wurtz, Economic Development Manager  
A'ja Wallace, Financial Analyst\*  
Mark de Manicour, Contract Planner\*  
Laurie Sampson, Executive Assistant\*  
Alejandro Geronimo, Treasurer\*

\*Participated via Zoom.

**1. CALL TO ORDER**

Mayor Wallace called the regular meeting to order at 5:04 p.m.

- 1.1. Invocation
- 1.2. Pledge of Allegiance - Council Member Sanchez 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

#### **Motion to approve the agenda.**

Motion by Council Member Pingree  
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 5-0.

## **3. PRESENTATION(S)**

- 3.1. Retiring Fire Staff
- 3.2. Waste Management Recycling All Stars
- 3.3. Banning Distribution Center Update

## **4. REPORT ON CLOSED SESSION**

City Attorney Ennis gave a report on closed session agenda items 3.1 and 3.2. For both items, direction was given to city negotiators regarding terms of agreement. There was no final or reportable action for either item.

Items 3.3 and 3.4 have been continued to the end of the regular meeting.

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

### 5.1. PUBLIC COMMENTS

**Ingeborg Schuler** commented on the grade separation at Hargrave Street

**Pamela Shultz** commented on installing solar panels on her home. She said the Electric Utility was bullying their customers and discouraging them from reducing their carbon footprint.

**Bill Hobbs** gave a shout out to the military veterans in the community and commented on Measure H. He said the CEO of the San Gorgonio Memorial Hospital makes more than average for that position.

**5.2. CORRESPONDENCE**

None

**5.3. APPOINTMENTS**

None

**5.4. CITY COUNCIL COMMITTEE REPORTS**

Council Member Happe reported on the WRCOG meeting, saying most of the items were in closed session.

Mayor Wallace reported on the mayors' meeting.

**5.5. CITY MANAGER REPORT**

City Manager Schulze responded to comments made during public comment, including the Hargrave Street separation and comments on the electric utility.

He reported that the Atwell Project had sold 600 homes since April 1, 2020 and gave Council an update on the city's animal control services and homeless shelter planning. The Holiday Tree Lighting event will occur on December 3, concurrent with the Chamber's Market Night event.

**5.6. CITY ATTORNEY REPORT**

None

**6. CONSENT ITEMS**

- 6.1. Approval of Minutes from the October 26, 2021 City Council Meetings
- 6.2. Adopt City Council Resolution No. 2021-111, A Resolution of the City Council of the City of Banning, California, Authorizing Public Meetings of All City Legislative Bodies to be Held with a Teleconference Option for Members of those Bodies and the Public Pursuant to Government Code Section 54953(e), and Making Findings and Determinations Regarding the Same
- 6.3. Bulky Item Community Clean-up Event Report
- 6.4. Update on Cost Recovery Services for First Responder (EMS/Fire) Medical Billing Fees Collected by Wittman Enterprises LLC for the City of Banning
- 6.5. Second Reading of Ordinance 1566 amending Title 12 of the Banning Municipal Code revising regulations pertaining Rules and Regulations in Banning Parks and finding an exemption from CEQA under Section 15061(B)(3) of the CEQA guidelines
- 6.6. Second Reading of Ordinance 1578 Amending Section 13.16.020, Restricting Water Use During Water Supply Emergencies, of Chapter 13.16, Water Conservation, of Title 13, Public Services, of the Banning Municipal Code, and Finding an Exemption from Review under CEQA Pursuant to CEQA Guidelines Sections 15061(b)(3) and 15308
- 6.7. Second Reading of Ordinance 1579 amending Title 2 of the Banning Municipal Code revising regulations pertaining to the Parks and Recreation Commission's meeting attendance rules and finding an exemption from CEQA under section 15061 (B)(3) of the CEQA guidelines

- 6.8. Resolution 2021-113, Approving a Purchase Order with A-Z Bus Sales in the Amount of \$37,752.66, which includes a 10% contingency, for a Long Block Replacement on a Transit Bus
- 6.9. Consideration of Resolution 2021-108, Authorizing the Police Department to Apply for Federal Grants from the Federal Department of Homeland Security
- 6.10. Resolution 2021-92, Approving Fiscal Year 2022/2023 Community Development Block Grant Program Applications
- 6.11. Consideration of Resolution 2021-110, Granting Authority to Establish Subcommittees to Parks and Recreation Commission
- 6.12. Consider Authorizing the City Manager to enter into an Agreement with Zencity
- 6.13. Resolution 2021-112, Approving the Third Amendment to Contract Services Agreement C00229 with Electric Power Systems International, Inc
- 6.14. Accept the Right-of-Way Dedication for 468 E. George Street (Assessor's Parcel Number 541-070-005) from Abraham Arias for Public Road and Utilities Purposes

Public Comments

None

**Motion to approve the consent agenda items 6.1 to 6.3, 6.5 to 6.11, 6.13 to 6.14.**

Motion by Council Member Pingree

Seconded by Council Member Happe

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.

- 6.4. Update on Cost Recovery Services for First Responder (EMS/Fire) Medical Billing Fees Collected by Wittman Enterprises LLC for the City of Banning

Public Comments

None

**Motion to approve the Agenda Item 6.4.**

Motion by Council Member Happe

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.

***At 6:05 p.m., Agenda item 7.1 began in accordance with Government Code §21507.1 (d).***

7.1. First Public Hearing to Receive Comments and Input on the Redistricting Process for the Potential Redrawing of Election District Boundaries

City Attorney Ennis presented the staff report.

**Public Comments**

**Frank Connolly** said the city should consider the future developments planned for the city.

City Attorney Ennis clarified that legally you could not take that growth into account now.

*Mayor Wallace announced a recess at 6:41 p.m. The meeting was reconvened at 6:50 p.m.*

6.12. Consider Authorizing the City Manager to enter into an Agreement with Zencity

**Public Comments**

**Ron Pitts** spoke in opposition to the contract, claiming it was an attempt to let the state of Israel track the City's residents.

There was further Council discussion about the veracity of those statements.

**Motion to approve the Agenda Item 6.12.**

Motion by Council Member Sanchez

Seconded by Council Member Happe

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

Motion approved by a vote of 3-1, with 1 member abstaining.

**7. PUBLIC HEARING(S):**

7.2. Resolution 2021-109, recommending the City Council adopt a Negative Declaration and recommending approval of General Plan Amendment 21-2504, approving the 6th RHNA Cycle for the 2021-2029 Housing Element, to the City Council for final adoption

Community Development Director Adam Rush presented the staff report.

Public Comments

None

**Motion to approve Resolution 2021-109.**

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.

7.3. Adoption of Resolution 2021-93 Approving Updates to the City's TUMF Program Fee Schedule

Community Development Director Adam Rush presented the staff report.

Public Comments

None

**Motion to approve Resolution 2021-93.**

Motion by Mayor Wallace  
Seconded by Council Member Happe

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. REPORT OF OFFICERS**

None

**10. DISCUSSION ITEMS**

None

**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 8:02 p.m.

Minutes Prepared by:



Caroline Patton, Deputy City Clerk

**This entire meeting may be viewed here:**

<https://banninglive.viebit.com/index.php?folder=City+Council+Meetings>

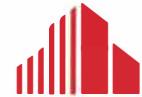
**All documents related to this meeting are available here:**

<http://banning.ca.us/ArchiveCenter/ViewFile/Item/2558>

# INDUSTRIAL SITE TOUR BANNING ONE



LOGISTICS<sup>®</sup>  
PROPERTY  
CO



CUSHMAN &  
WAKEFIELD

## MARKET ADVISORS

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## DEVELOPMENT ADVISORS

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### **Kathleen Bonesz**

Senior Vice President - West Region  
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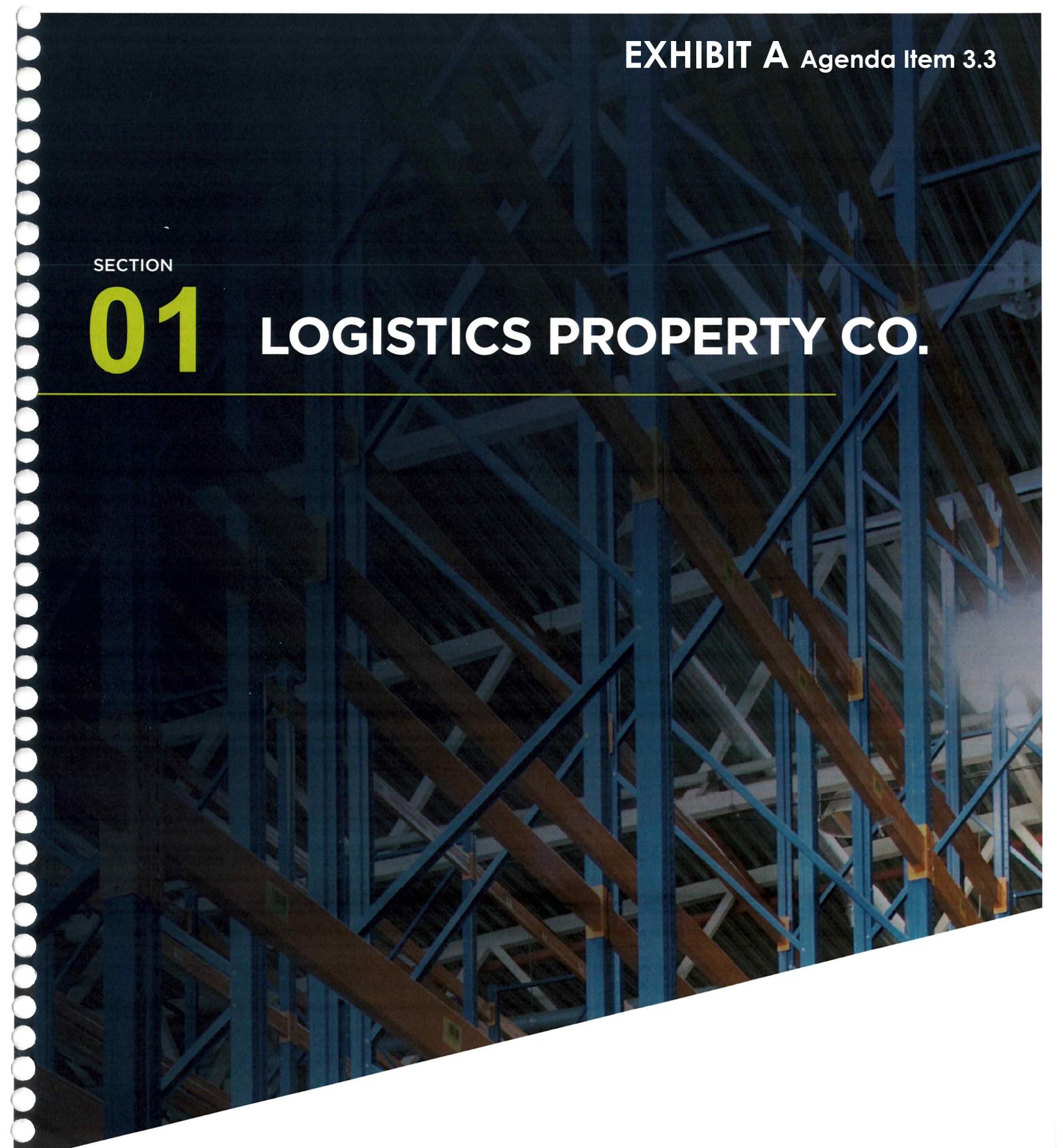
CUSHMAN & WAKEFIELD



SECTION

# 01 LOGISTICS PROPERTY CO.

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# OVERVIEW

CITY OF BANNING



# OUR TEAM





## OUR PEOPLE



### Our Team

A national team with deep local roots across key strategic markets



### Employees

63



### Our Offices

Seven offices across six states



# WEST REGION DEVELOPMENT TEAM

Led by seasoned professionals with deep local roots



### Dennis Rice

#### Executive VP – West Region

Dennis leads LPC's western development division and has been with the team for 21 years. He has more than 30 years of commercial real estate experience having worked at Heitman, Cushman and Wakefield and Ridge Management.



### Joe Sandhu

#### Senior VP – West Region

Joe is responsible for all aspects of pre-construction, design and construction activities for new developments of logistics properties. Joe brings over 19 years of project management experience to Logistics Property Company (LPC).



### Jack Massingill

#### Development Associate – West Region

Jack performs underwriting and provides development support for all Logistics Property Company (LPC) activities in the West Region. Prior to joining LPC, Jack interned at Eastdil Secured in Santa Monica, CA. and The Carson Companies in Newport Beach, CA.



### Kathleen Bonesz

#### Senior VP – West Region

Kathleen is responsible for due diligence, entitlements, design and construction for new development and investment opportunities in the West Region. She manages all aspects of the development process. Kathleen has over 10 years of experience in real estate development



### Mark Burkes

#### SVP, Project Management – West Region

Mark has more than 30 years' experience in real estate development. Mark holds a California Contractor's License (A & B), California Real Estate Brokers License, and is a LEED Accredited Professional.

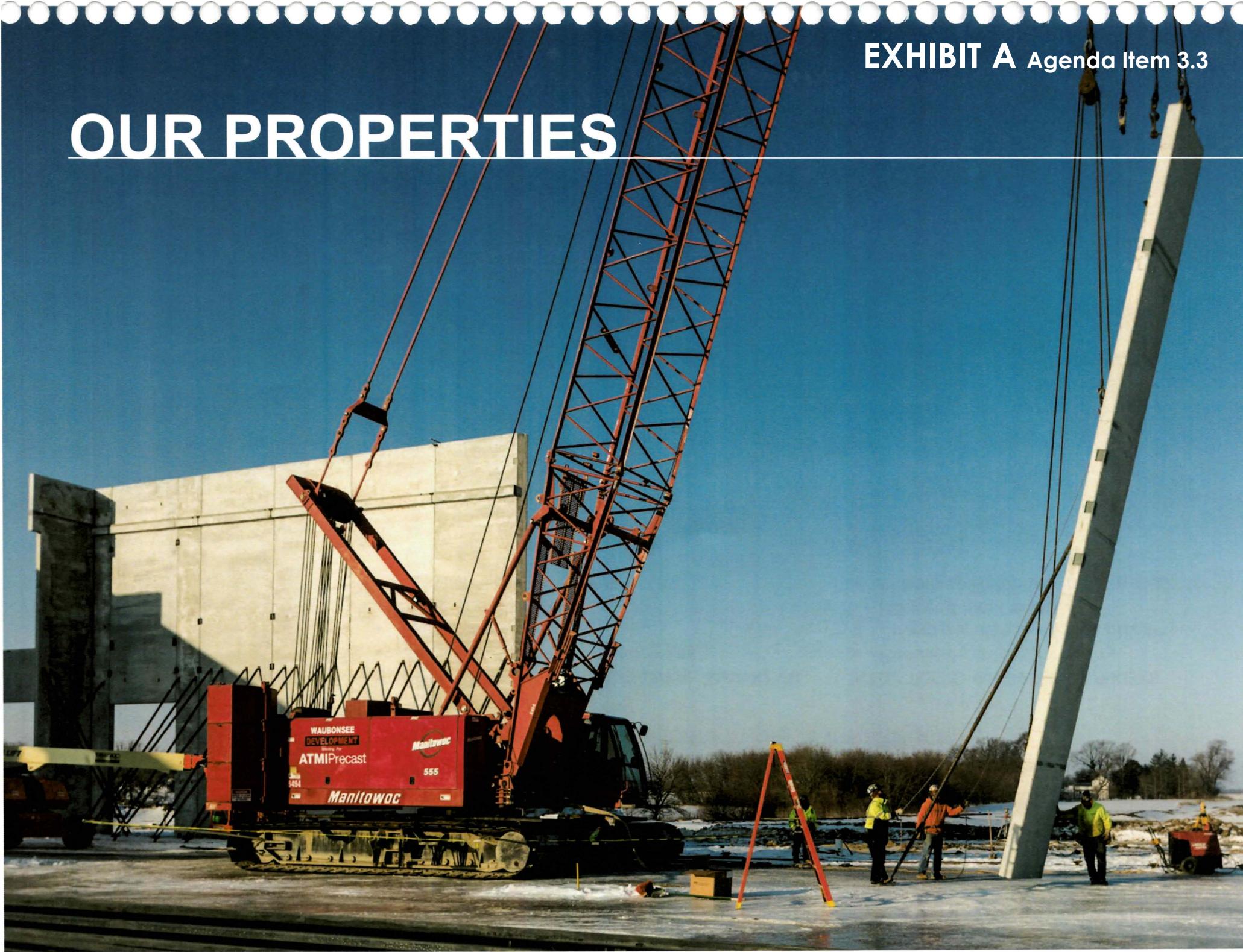


### Maria Peralta

#### Construction Accountant and Office Manager – West Region

Maria manages incoming communications, coordinates meetings and plays an integral part in day-to-day business transactions. With 20 years of experience, she is responsible for contracts of all development projects, maintains records, and manages construction draws.

# OUR PROPERTIES



## TARGET MARKETS

LPC has identified 12 primary target markets with strong demographics and significant in-place infrastructure

### SUPPLY CONSTRAINED COASTAL MARKETS

- Underpinned by a strong economy
- Import / export focus
- Large population base
- Significant barriers to entry

### STRATEGIC GROWTH MARKETS

- Regional center for industry
- Strong population and job growth
- Reduced labor costs
- Absorb spillover from mature markets



# BANNING ONE

Banning, CA

## STATUS

Under Construction

## MARKET

Inland Empire

## SIZE

1,000,000 sf

## SPECS

- 40' clear
- Cross dock
- 4 drive-in doors
- 303 auto parking spaces
- 326 trailer parking spaces
- 182 dock high doors
- 60' to first column line loading bay
- ESFR (with diesel fire pump)
- 56' x 50' column spacing
- 60' speed bays





**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

## BANNING ONE

2600 East John Street, Banning, CA 92220

**EXHIBIT A** Agenda Item 3.3



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**Kyle Kehner, SIOR**  
Managing Director





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PROPERTY  
CO

## BANNING ONE

2600 East John Street, Banning, CA 92220

**EXHIBIT A** Agenda Item 3.3



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## BANNING ONE

2600 East John Street, Banning, CA 92220

**EXHIBIT A** Agenda Item 3.3



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**Kyle Kehner, SIOR**  
Managing Director





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# BANNING ONE

2600 East John Street, Banning, CA 92220

**EXHIBIT A** Agenda Item 3.3





# BANNING ONE

2600 East John Street, Banning, CA 92220

EXHIBIT A Agenda Item 3.3



# ENVIRONMENTAL, SOCIAL & GOVERNANCE (ESG)

**EXHIBIT A** Agenda Item 3.3





# OUR PROGRAMS

## Introducing our pathway to CLEARER HEIGHTS

Logistics Property Company, LLC (LPC)'s mission is to be the leader in industrial real estate promoting disciplined investment to ensure optimal outcomes for our people, our community, and our environment.

We are strategically engaged in Environmental, Social and Governance (ESG) as well as Equity, Diversity and Inclusion (EDI), not only because it is the right thing to do, but also because it lowers the cost of occupancy for our tenants.

To efficiently manage our programs, LPC established the following internal working groups:

1. LPC ESG Committee
2. LPC Community Engagement Committee
3. LPC Women's Leadership Forum
4. LPC Post-Pandemic Recovery Task Force

LPC's inaugural ESG Report offers a snapshot of our activities to date. It also provides a solid foundation for the building blocks of much more to come as we continue to embrace CLEARER HEIGHTS—literally across our growing portfolio of logistics properties, and figuratively across our corporate management philosophies.

### VALUES

LPC's sustainability objectives are underpinned by our DNA: expertise, diligence and value

### COMMUNITY

Fostering a supportive environment based on listening, education, and action. Focused on respect for the rights, differences, and dignity of others

### COMPLIANCE

Maintaining a strong and regimented program for health, safety, and environmental (HSE) regulations and risk reduction in the workplace

### MOTIVATION

Provide perpetually modern facilities that are energy efficient and exceed market standards

### GOVERNANCE

The LPC Board works closely with the LPC ESG Committee and senior leadership team to provide oversight and maintenance of consistent expectations and performance



## ABOUT US



### About Logistics Property Company, LLC

LPC is an industrial real estate company focused on the acquisition, development and management of modern logistics properties in key North American markets. The management team of LPC partnered with MIRA Real Estate – part of Macquarie Infrastructure and Real Assets (MIRA) – on the formation of the platform. LPC is developing properties in key logistics markets including Atlanta, Chicago, Dallas, Houston, Kenosha, Mount Pocono, Philadelphia, Newark, New Jersey and Seattle-Tacoma with an estimated end value of more than \$2 billion. Headquartered in Chicago, LPC has offices in Atlanta, Baltimore-Washington, Dallas, Houston, Los Angeles, and Seattle. For further information, please visit [logisticspropco.com](http://logisticspropco.com) and follow [@logisticspropco](https://twitter.com/logisticspropco).



### About MIRA Real Estate

MIRA Real Estate is a global real estate manager and investor with an extensive network and capability across listed and unlisted funds, asset management, real estate platform and direct investment and private capital markets transactions services. MIRA Real Estate has a global network of over 210 people in 24 markets and, as at March 31, 2020, managed assets of over \$17 billion across a portfolio of more than 500 office, logistics, retail and residential assets.

MIRA Real Estate is part of Macquarie Infrastructure and Real Assets (MIRA), one of the world's leading alternative asset managers. As March 31, 2020, MIRA managed \$132 billion in assets, including; over 150 portfolio businesses, approximately 500 properties and 4.8 million hectares of farmland. For further information, please visit [MIRAfunds.com](http://MIRAfunds.com).

SECTION

# 02 MARKET OVERVIEW



## INLAND EMPIRE EAST

Industrial Q3 2021

**1.1%**  
Vacancy RateYoY Chg  
12-Mo. Forecast**11.1M**  
YTD Net Absorption, SF**\$0.81**  
Asking Rent, PSF

Overall, Net Asking Rent

ECONOMIC INDICATORS  
Q3 2021**1.5M**  
Inland Empire  
EmploymentYoY Chg  
12-Mo. Forecast**6.6%**  
Inland Empire  
Unemployment Rate**5.2%**  
U.S.  
Unemployment Rate

Source: BLS and EDD. September 2021 data.

## ECONOMY: E-Commerce Activity Surges While Ports Remain Congested

The unemployment rate in the Inland Empire (IE) dropped to 6.6% in September 2021, down from a revised 7.6% in August and down from the year-ago unemployment rate of 10.6%. Between September 2020 and September 2021, total nonfarm employment increased by 59,000 jobs (up 4.0%). The trade, transportation, and utilities sector led with the largest year-over job gains, up 22,900 jobs.

With the accelerated demand in online shopping, the Port of Los Angeles processed 903,865 TEUs, down 39.2% from last September's record, while the Port of Long Beach moved 748,473 TEUs, a 5.9% decrease compared to September 2020. Combined year-to-date import volume at both ports through September was 24.7% higher than the same period a year ago. Currently, the ports are faced with an unprecedented volume of container ships waiting to be unloaded as a result of global supply chain challenges. Yet, import volumes are still expected to grow well into 2022. The National Retail Federation (NRF) forecasts that U.S. e-commerce sales are expected to grow between 18% and 23% this year to reach between \$1.09 trillion to \$1.13 trillion.

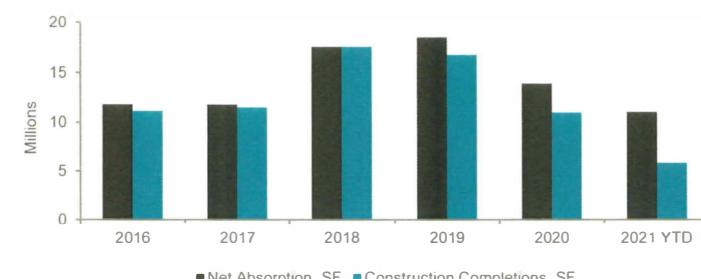
## SUPPLY AND DEMAND: Record Low Vacancy &amp; High Construction Starts

The surge in demand for e-commerce continues to fuel strong leasing activity in the Inland Empire East (IEE) among 3PLs and retailers. The IEE posted 16.8 million square feet (msf) through third quarter 2021, just shy of Q3 2020's velocity by -0.1%. The largest new lease in the IE went to Modway Furniture signing a 1.1 msf build-to-suit in Hesperia. Occupancy gains in the IEE have been impressive posting 11.1 msf of overall net absorption through third quarter 2021. As a result, IEE's overall vacancy rate decreased to 1.1%, a historic-low for the submarket and down 260 basis points (bps) from third quarter 2020. Quarter-over-quarter, the IEE vacancy rate dropped 100-bps from second quarter 2021. Construction completions in the IEE have remained slow in recent quarters posting 5.8 msf through Q3 2021, down 24.6% from the previous year. Construction starts, however, have increased in recent months reaching a record high for the submarket. The IEE posted 18.0 msf under construction in third quarter 2021, due in part to the multiple 1-msf buildings that broke ground in 2021. Leasing activity is expected to remain robust alongside increased e-commerce demand; however, the IEE faces limited supply as many of the larger buildings are set out to complete in 2022. That said, the vacancy rate in the IEE is expected to temporarily rise as large big-box developments are set to deliver through 2021 and multiple 1-msf buildings expected to deliver through 2022.

## PRICING: Asking Rents Continue to Rise

Overall asking rents in the IEE averaged \$0.81 per square foot per month (psf/mo), up 32.8% over the previous year and a historic high for the submarket. Warehouse/distribution rents averaged \$0.86 psf/mo, up 21.1% for the same time period. Likewise, manufacturing buildings averaged \$0.73 psf/mo, up 35.2% over Q3 2020. With e-commerce demand reaching new heights and limited availability for modern warehouses in the IE, asking rents are expected to keep rising in the IEE.

## SPACE DEMAND / DELIVERIES



## OVERALL VACANCY &amp; ASKING RENT



## INLAND EMPIRE EAST

Industrial Q3 2021

## MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANCY RATE	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	YTD USER SALES ACTIVITY (SF)	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (MF)	OVERALL WEIGHTED AVG NET RENT (OS)	OVERALL WEIGHTED AVG NET RENT (W/D)
Riverside	51,674,710	0.6%	1,461,026	4,061,244	228,230	5,472,219	482,507	\$0.83	\$0.97	\$1.07
San Bernardino	39,774,679	0.9%	1,407,183	2,836,454	183,306	1,486,854	1,503,956	N/A	N/A	\$0.72
Colton/Cooley Ranch	8,860,583	5.3%	205,978	686,887	50,000	0	471,247	\$0.60	\$0.65	N/A
Redlands	28,879,473	0.1%	2,752,352	2,102,730	126,626	975,619	1,295,215	N/A	\$0.80	N/A
Rialto	35,024,287	1.3%	1,858,540	1,659,734	494,583	673,012	795,579	N/A	N/A	N/A
Moreno Valley	31,299,012	0.3%	1,823,008	1,099,596	243,456	1,284,461	424,791	N/A	N/A	N/A
Perris	29,915,114	2.1%	1,549,923	2,438,206	218,052	4,245,642	874,315	N/A	N/A	\$0.75
Hesperia	923,073	0.0%	0	1,055,360	0	1,055,360	0	N/A	N/A	N/A
Victorville	7,158,985	5.0%	6,279	826,279	0	0	0	N/A	N/A	N/A
Banning	187,500	0.0%	0	44,500	0	1,000,000	0	N/A	N/A	N/A
Beaumont	4,603,555	0.0%	0	0	0	1,832,667	0	N/A	N/A	N/A
<b>INLAND EMPIRE EAST</b>	<b>238,300,971</b>	<b>1.1%</b>	<b>11,064,289</b>	<b>16,810,990</b>	<b>1,544,253</b>	<b>18,025,834</b>	<b>5,847,610</b>	<b>\$0.73</b>	<b>\$0.79</b>	<b>\$0.86</b>

\*Rental rates reflect weighted net asking \$psf/year

MF = Manufacturing OS = Office Service/Flex W/D = Warehouse/Distribution

## KEY LEASE TRANSACTIONS Q3 2021

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
Caliente Road & Joshua Street	Hesperia	Modway Furniture	1,055,360	New Lease
2677 Alessandro Boulevard	Moreno Valley	Unis, LLC	709,081	New Lease
7140 Cajon Boulevard	San Bernardino	XPO Logistics	671,913	Sublease

\*Renewals not included in leasing statistics

## KEY SALES TRANSACTIONS Q3 2021

PROPERTY	SUBMARKET	SELLER   BUYER	SF	PRICE   \$ PSF
1110 W. Merrill Avenue	Rialto	Square Mile Capital   Pacific Investment Management	1,106,124	\$123M   \$112
865-998 S. Washington Avenue	San Bernardino	Crow Holdings   Principal Global Investors	574,984	\$95M   \$165
21500 Harvill Avenue	Perris	Rockefeller Group   CH/BDG Harvill, LLC	333,572	\$58M   \$172

## KEY CONSTRUCTION COMPLETIONS YTD 2021

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER/DEVELOPER
9180 Alabama Street	Redlands	GoPlus	1,079,236	Duke Realty
21500 Harvill Avenue	Perris	N/A	333,572	CH/BDG Harvill, LLC
19640 Cajon Boulevard	San Bernardino	Tesla, Inc.	321,496	Alere Property Group

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## A CUSHMAN &amp; WAKEFIELD RESEARCH PUBLICATION

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SECTION

# 03 BANNING ONE

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**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# EXHIBIT A Agenda Item 3.3

## BANNING ONE

2600 East John Street, Banning, CA 92220



**±1,000,000 SF • 40' CLEAR HEIGHT**

3600' of I-10 freeway frontage

Union Pacific rail available

95 miles from Ports of Los Angeles & Long Beach

45 miles from I-15 Freeway

25 miles from I-215/SR-60 Interchange

All concrete truck courts and parking

56' x 60' typical bay spacing & 60' speed bays

Cross-dock

4 Drive-in doors

Constructed to LEED v.4 equivalent standards pursuant to the U.S. Green Building Council rating system



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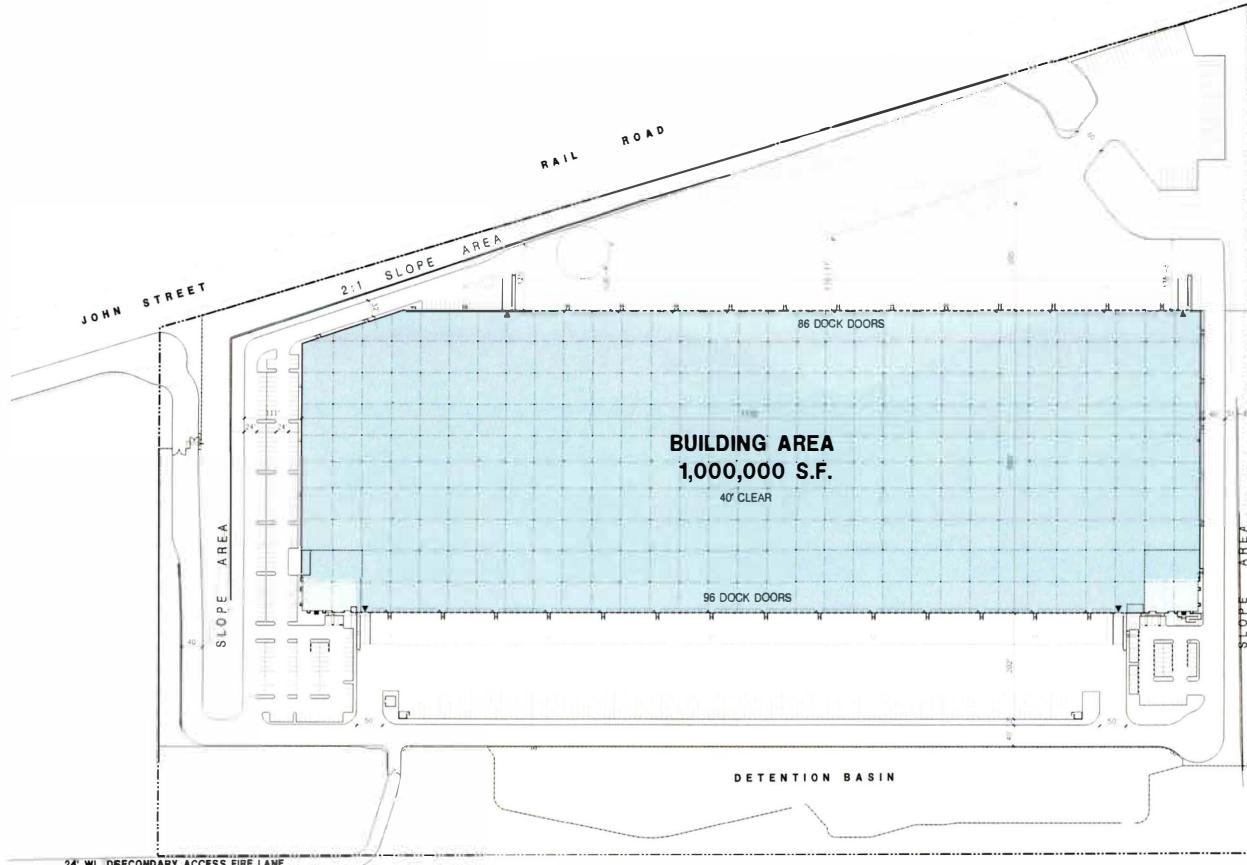




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**EXHIBIT A** Agenda Item 3.3  
**BANNING ONE**

2600 East John Street, Banning, CA 92220



TOTAL BUILDING SIZE	±1,000,000 sf
BUILDING DIMENSIONS	1735' x 580'
COLUMN SPACING	56' x 60' typical
AUTO PARKING	301 car stalls
TRAILER PARKING	326 trailer stalls
FLOORS	7" ductilcrete slab, 4,000 PSI

DOCK DOORS	182 dock high doors
LOADING BAY	60' to first column line
FIRE PROTECTION	ESFR (with diesel fire pump)
CONSTRUCTION	Type III-B
CLEAR HEIGHT	40'
ROOF	1/2" plywood roof deck w/ a 4-ply built-up roof membrane

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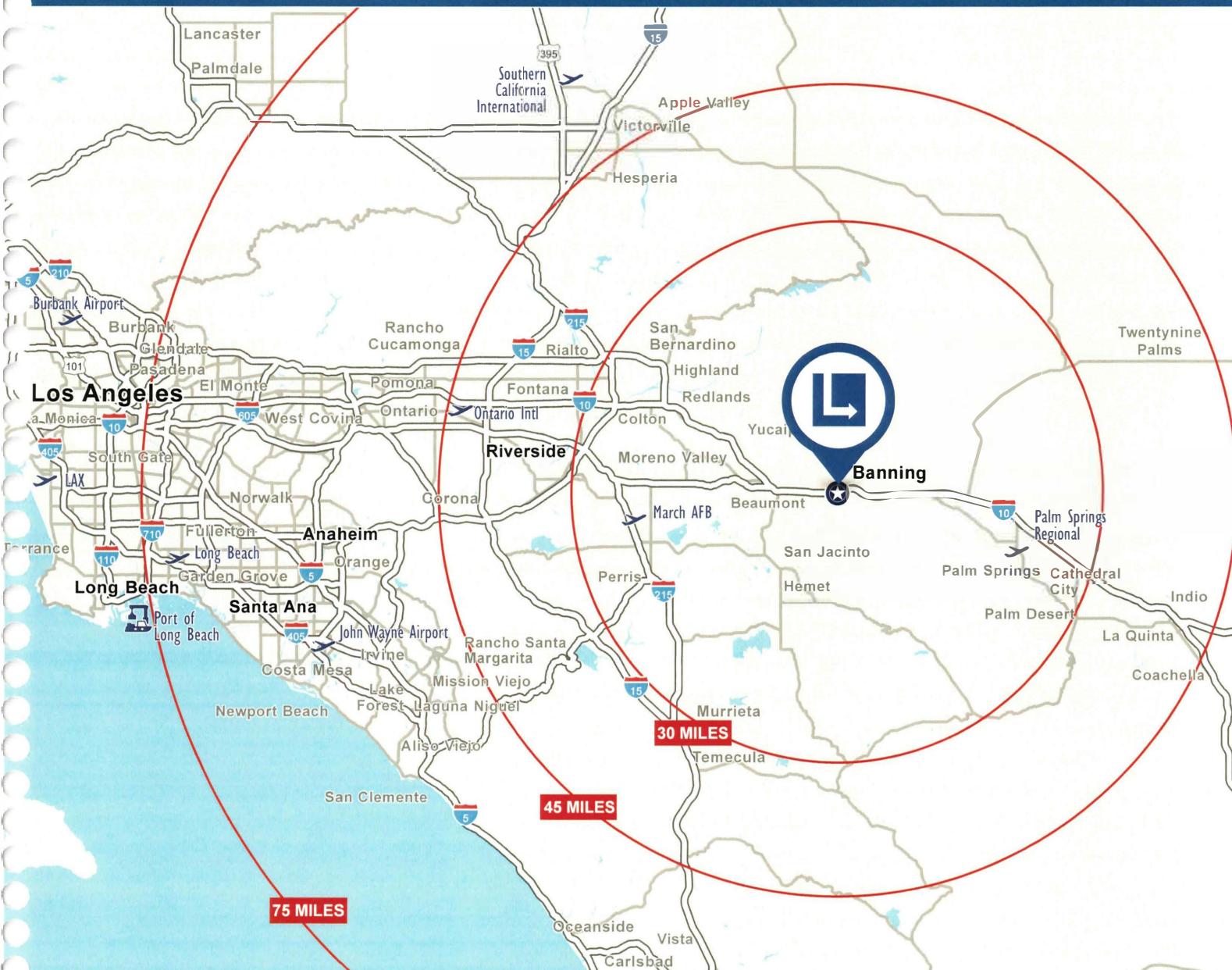


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# EXHIBIT A Agenda Item 3.3

## BANNING ONE

2600 East John Street, Banning, CA 92220



- Population of nearly 4.2 million people within 45 miles of the Property
- Over 1 million employees within 30 miles of the Property
- The Property is just 45 miles from Ontario International Airport
- 8 Miles to the I-10/SR-60 Interchange providing access to the Ports of Los Angeles and Long Beach

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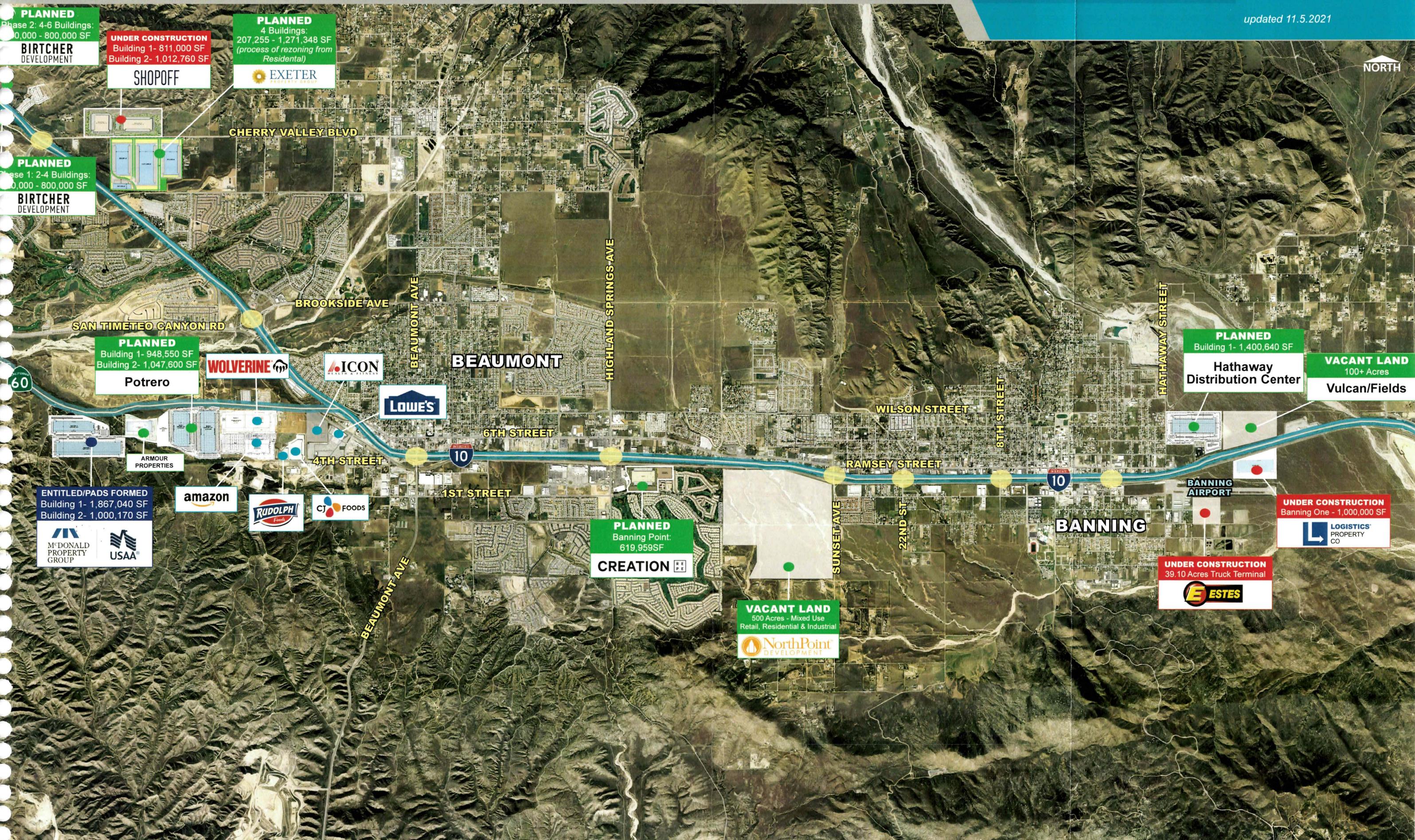
# EXHIBIT A Agenda Item 3.3 Beaumont/Banning Industrial Market Aerial

## EXHIBIT A Agenda Item 3.3



901 N. Via Piemonte, Suite 200  
Ontario, California 91764  
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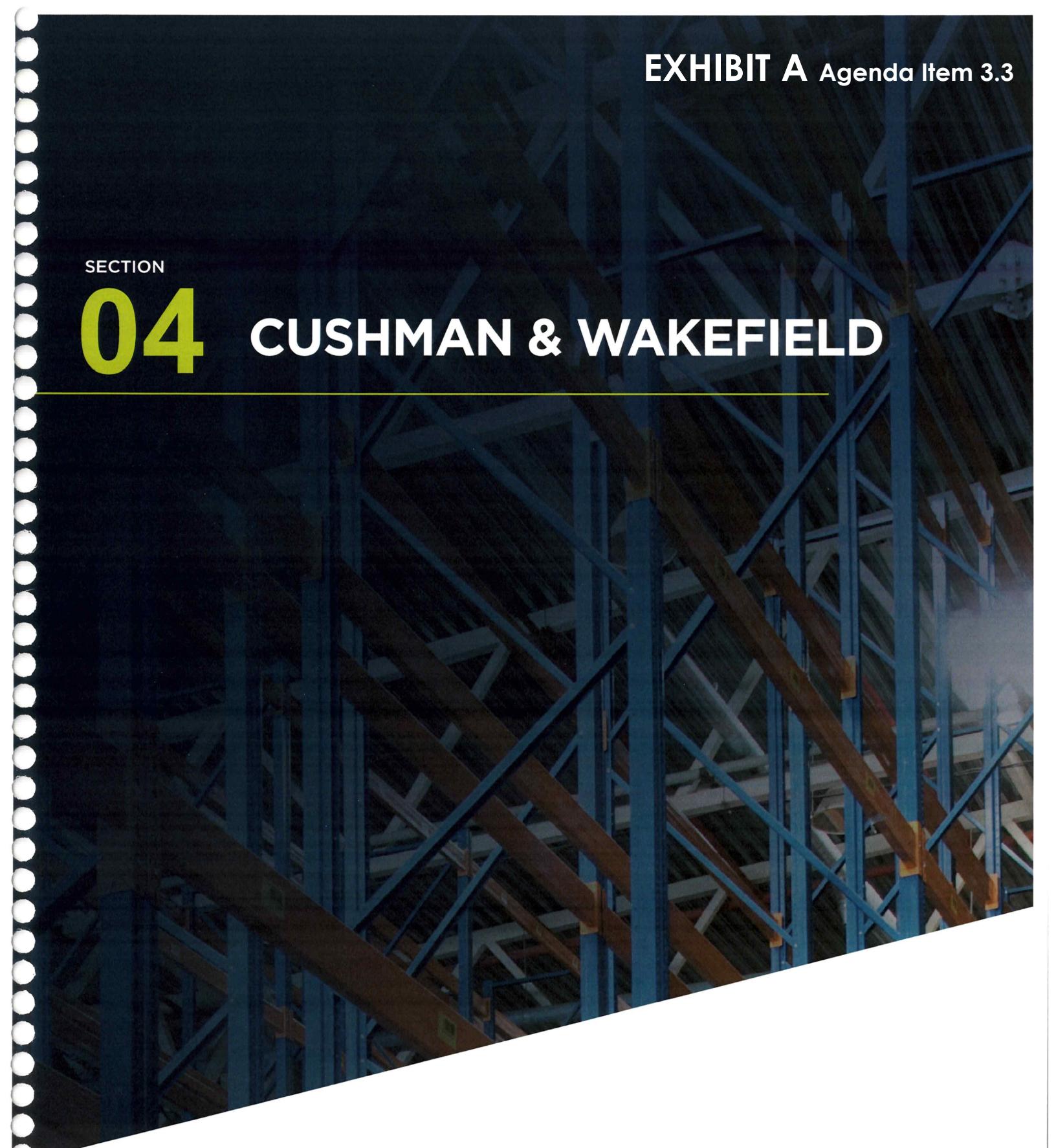
updated 11.5.2021



SECTION

# 04 CUSHMAN & WAKEFIELD

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**EXHIBIT A** Agenda Item 3.3

# COMPANY OVERVIEW



# WHAT'S NEXT

Fueled by ideas, expertise, and dedication across borders and beyond service lines, we create real estate solutions to prepare our clients for What's Next.

**\$7.8B\***  
2020 REVENUE  
\* USD

**60**  
COUNTRIES  
(APROX.)

**400**  
OFFICES  
(APROX.)

**50,000**  
EMPLOYEES  
(APROX.)

**4.1B**  
SF MANAGED



## EXHIBIT A Agenda Item 3.3

# OUR PURPOSE

### **WE MAKE AN IMPACT.**

Our work creates meaningful value for our clients, our business, our shareholders, our people, our communities and world.

# OUR VALUES

### **WE ARE INCLUSIVE.**

We value difference and a culture where everyone belongs.

### **WE ARE DRIVEN.**

Drive keeps us decisive and agile.

### **WE SUCCEED TOGETHER.**

Individually, we're good, but together we're great.

### **WE DELIVER INSIGHT.**

We believe in ideas and strive for innovation.



# GLOBAL OFFICES

**AMERICAS**  
246 OFFICES  
*35,600 Employees*

**EMEA**  
110 OFFICES  
*5,400 Employees*

**APAC\***  
60 OFFICES  
*9,000 Employees*

\*Including Greater China

# CORE SERVICES & SPECIALTIES

*We work together to deliver the insights and expertise our clients need to be ready for what's next.*



## EXHIBIT A Agenda Item 3.3

### INDUSTRIES & SPECIALTIES

Airports	Hospitality
Automotive	Industrial
Banking/Financial	Land
Build-to-Suit	Legal/Professional
Data Centers	Life Sciences/Pharma
eCommerce	Multifamily
Education	Net Lease Investment
Emerging Technology	Not-for-Profit
Energy (oil & gas)	Office
Flexible Workplace	Ports & Intermodal
Food & Beverage	Rail
Global Supply Chain	Retail
Government	Sports & Entertainment
Healthcare	Third-Party Logistics (3PL)

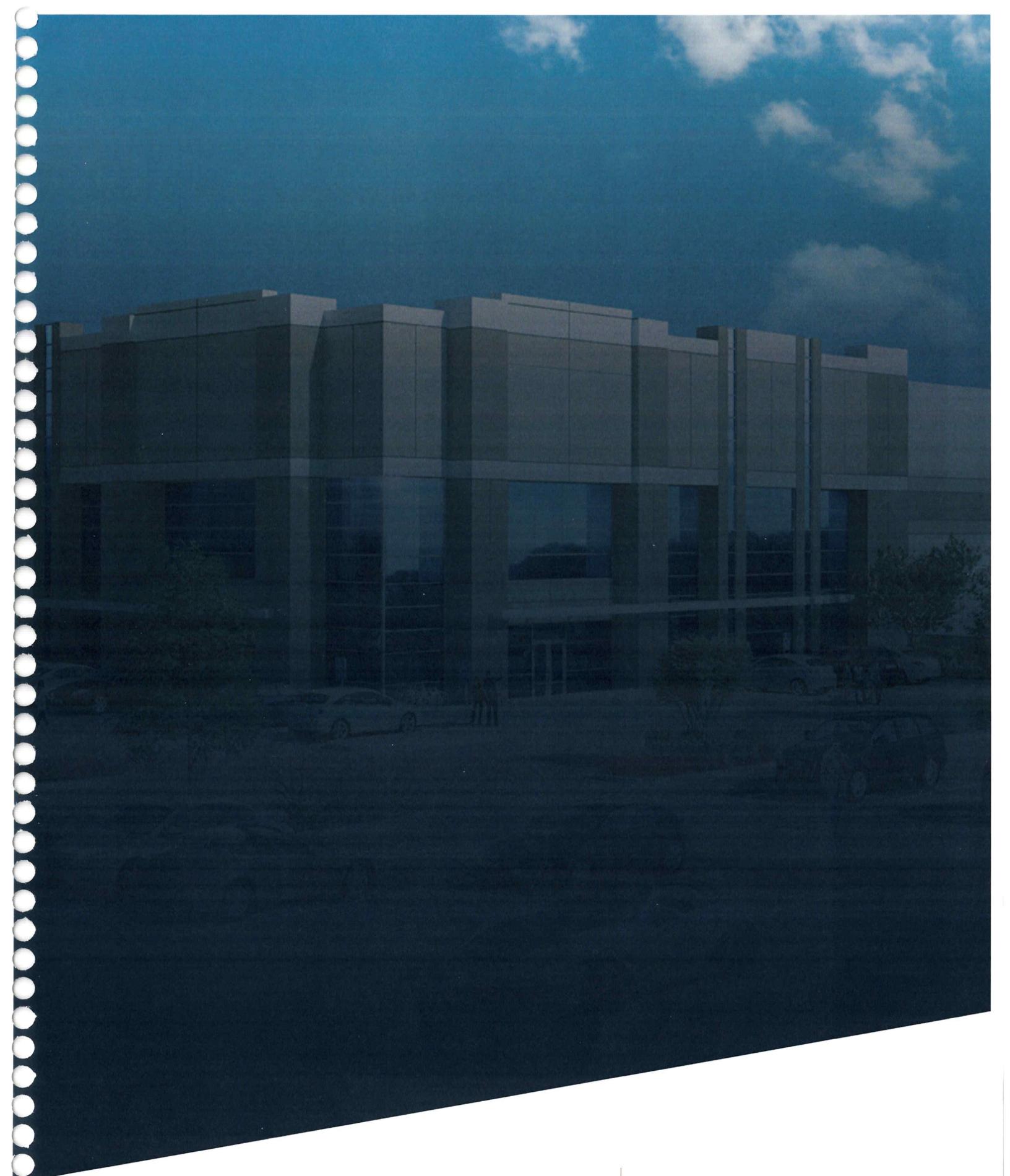
# LEADING POSITION

## NOTABLE RECOGNITIONS & AWARDS

- America's Best Employers for Women 2020, *Forbes*
- America's Best Employers 2019, *Forbes*
- America's Best Employers for Diversity 2019, *Forbes*
- Best Place to Work for LGBTQ Equality 2021,  
100% on the Human Rights Campaign's Corporate  
Equality Index
- Best for Vets Employers 2020 by *Military Times*
- Best of the Best 2020 by *U.S. Veterans Magazine*
- 2021 Military Friendly Employer Gold Award
- Top 2 Commercial Real Estate Brand, The Lipsey  
Company
- IAOP's The Global Outsourcing 100®
- World's Top CRE Advisor and Consultant, Euromoney
- ENERGY STAR® Partner of the Year Sustained  
Excellence Award,  
U.S. Environmental Protection Agency
- Corporate Culture of Safety Award, National Safety  
Council
- International Ethics Standards (IES) Coalition, Business  
Supporter
- #1 Tenant Representation & Property Management,  
National Law Journal
- #1 U.S. Land Sales, Real Estate Alert
- #1 U.S. Development Site Sales, Real Capital Analytics

### EXHIBIT A Agenda Item 3.3





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WAKEFIELD**

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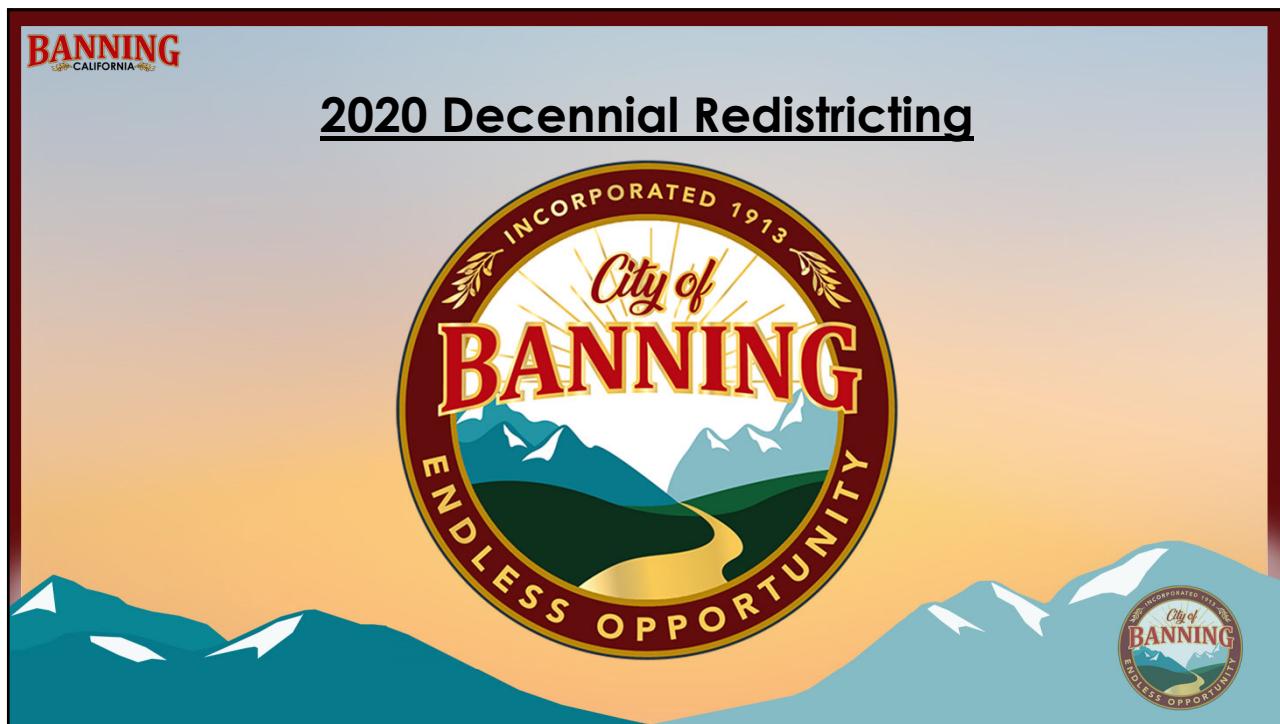
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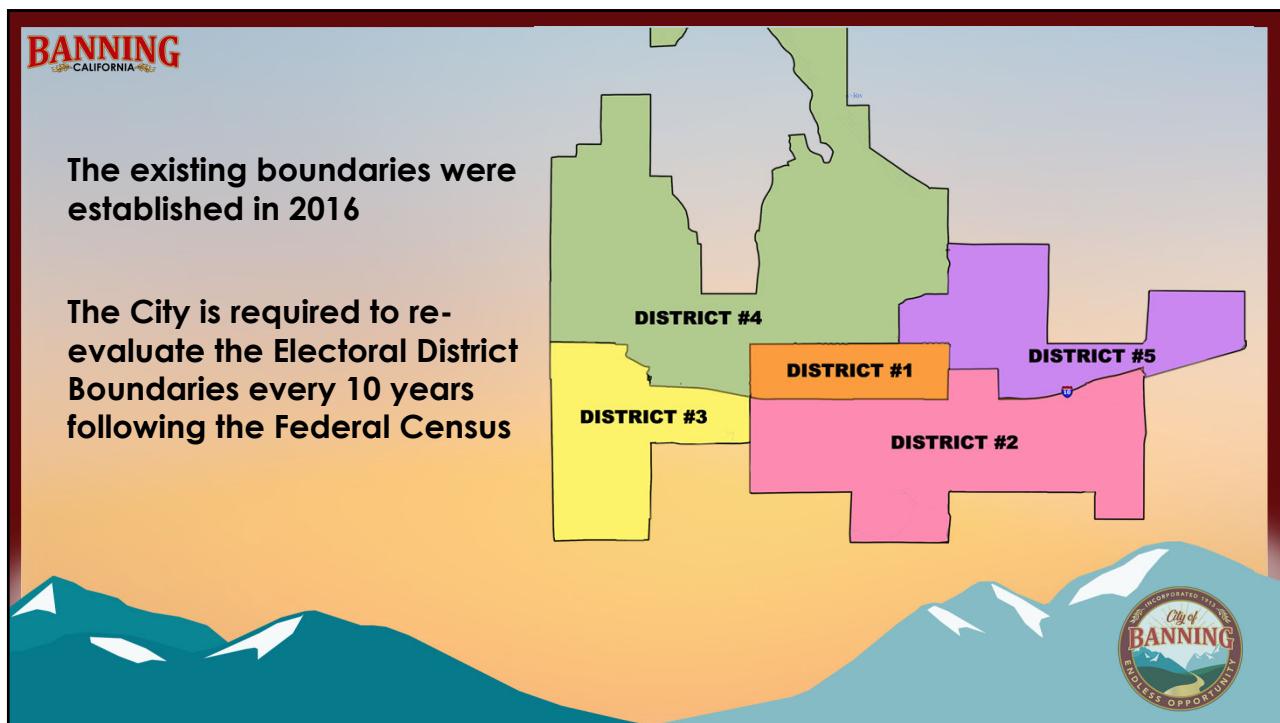
**CUSHMAN &  
WAKEFIELD**

# EXHIBIT B

## Agenda Item 7.1



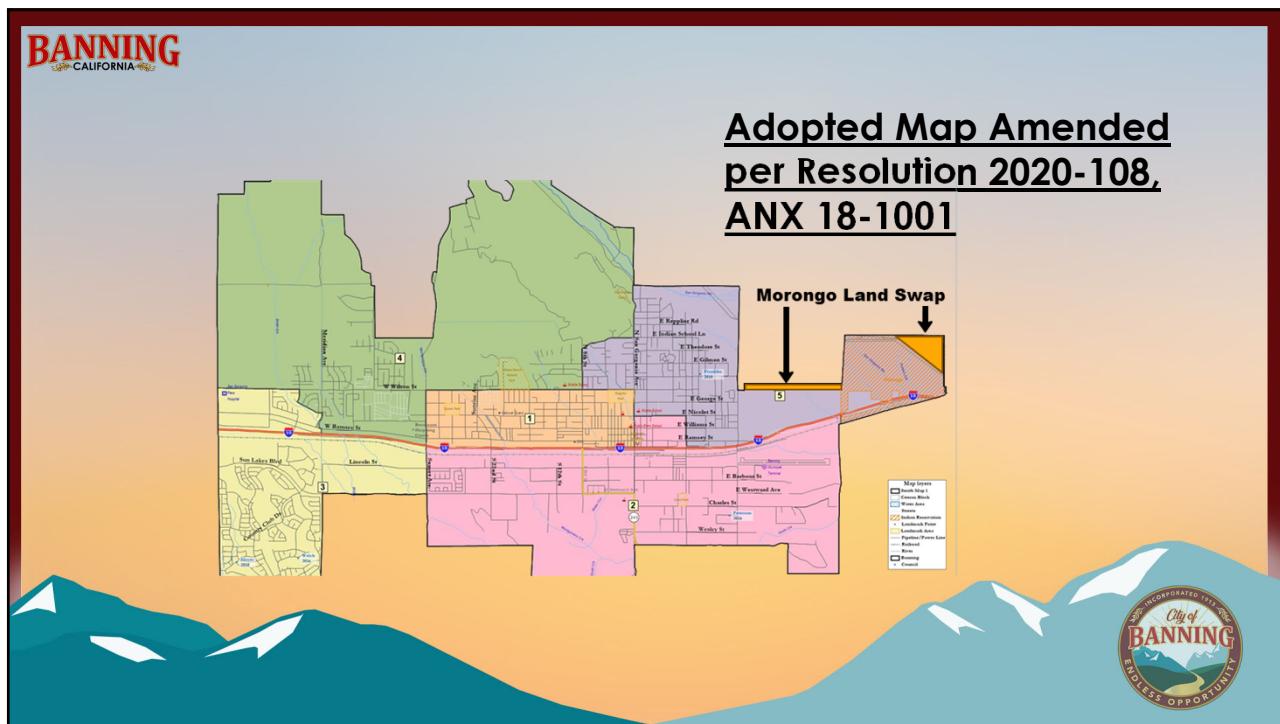
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2

# EXHIBIT B

## Agenda Item 7.1



3

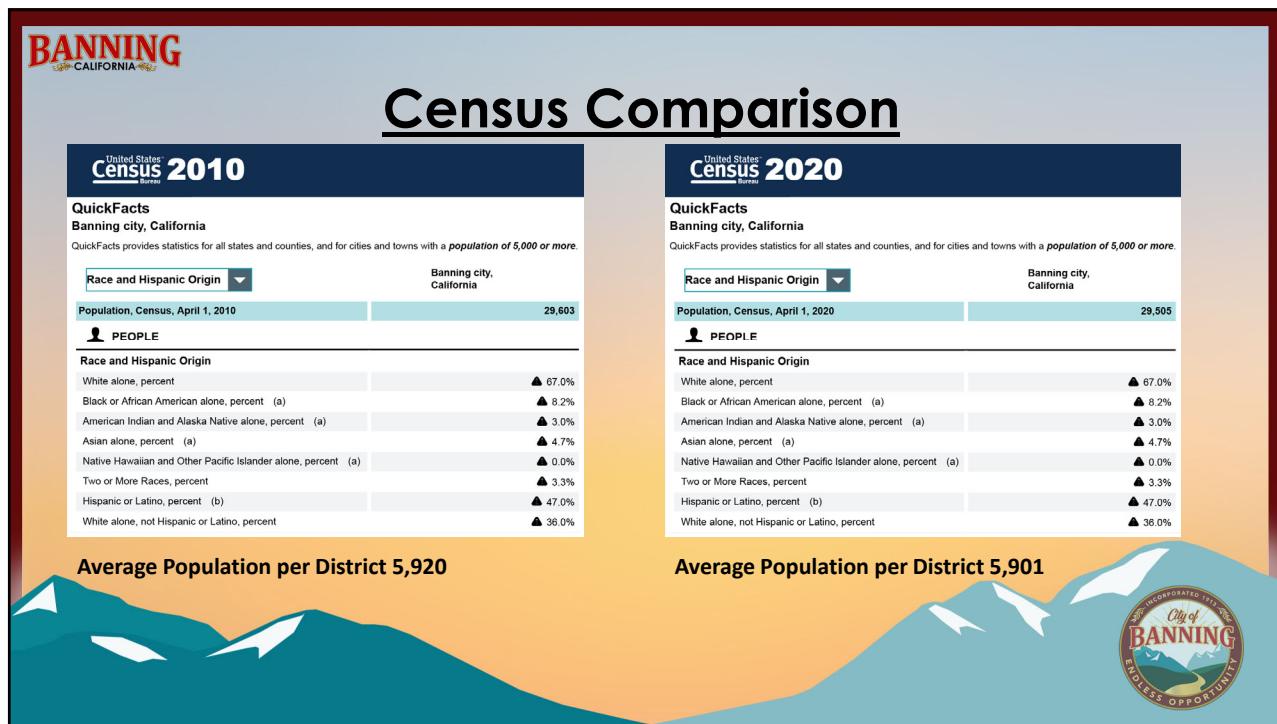
## **Redistricting Criteria**

- District Boundaries to comply with the US Constitution, California Constitution and Federal Voting Rights Act of 1965
- Districts to be geographically contiguous
- Geographic integrity of any local neighborhood or community of interest is to be respected
- District boundaries to be easily identifiable
- District boundaries to be drawn to encourage geographical compactness
- District boundaries shall not be drawn to for purposes of favoring or discriminating against a political party

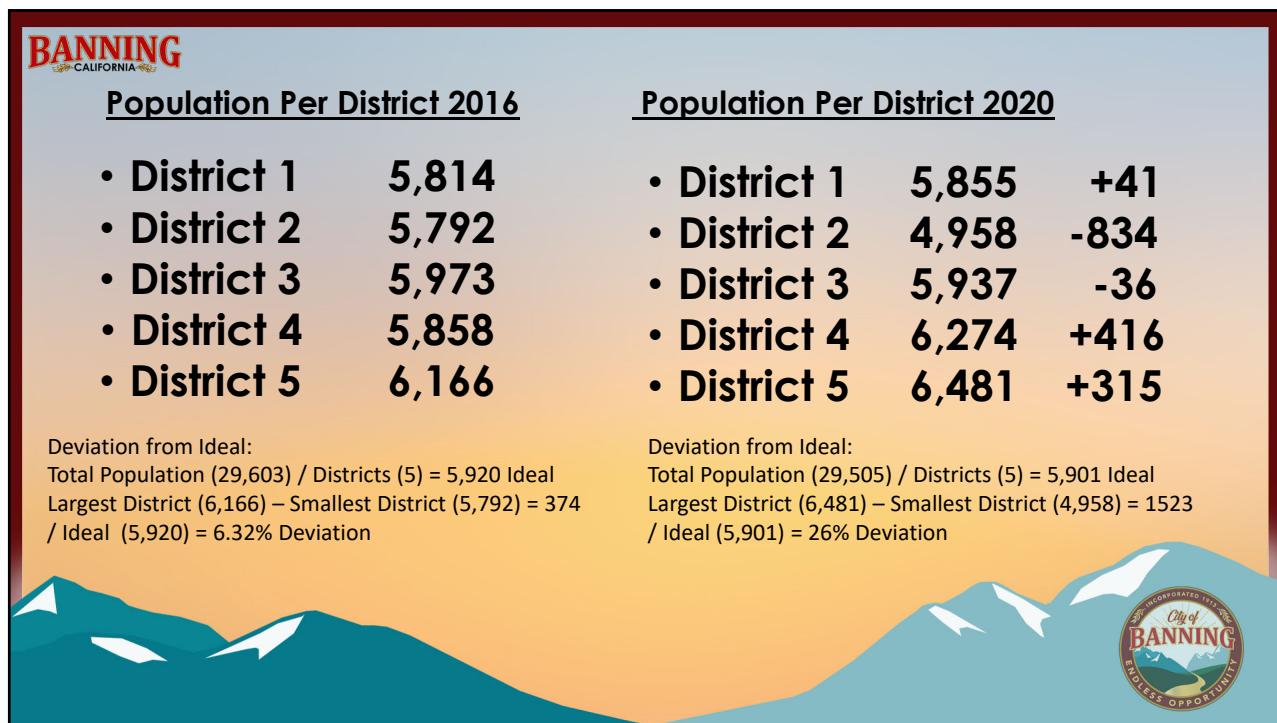
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# EXHIBIT B

## Agenda Item 7.1



5



6

# EXHIBIT B

## Agenda Item 7.1



### Public Outreach

- Notice of Public Hearings to be noticed in the local newspaper, English & Spanish
- 2020 Decennial Redistricting Webpage: <http://banning.ca.us/708/2020-Decennial-Redistricting>
- Procedures for how to participate posted online in English and Spanish
- Live interpretation available with 72 hours prior notice
- Outreach to local communities of interest
- Agendas including Staff Reports published online 5 days prior to public hearings
- Minutes from public hearings published online within 2 weeks
- All submitted comments and proposed maps published online 7 days prior to public hearings
- Links to all recorded meetings published online



7



### Future Public Hearings

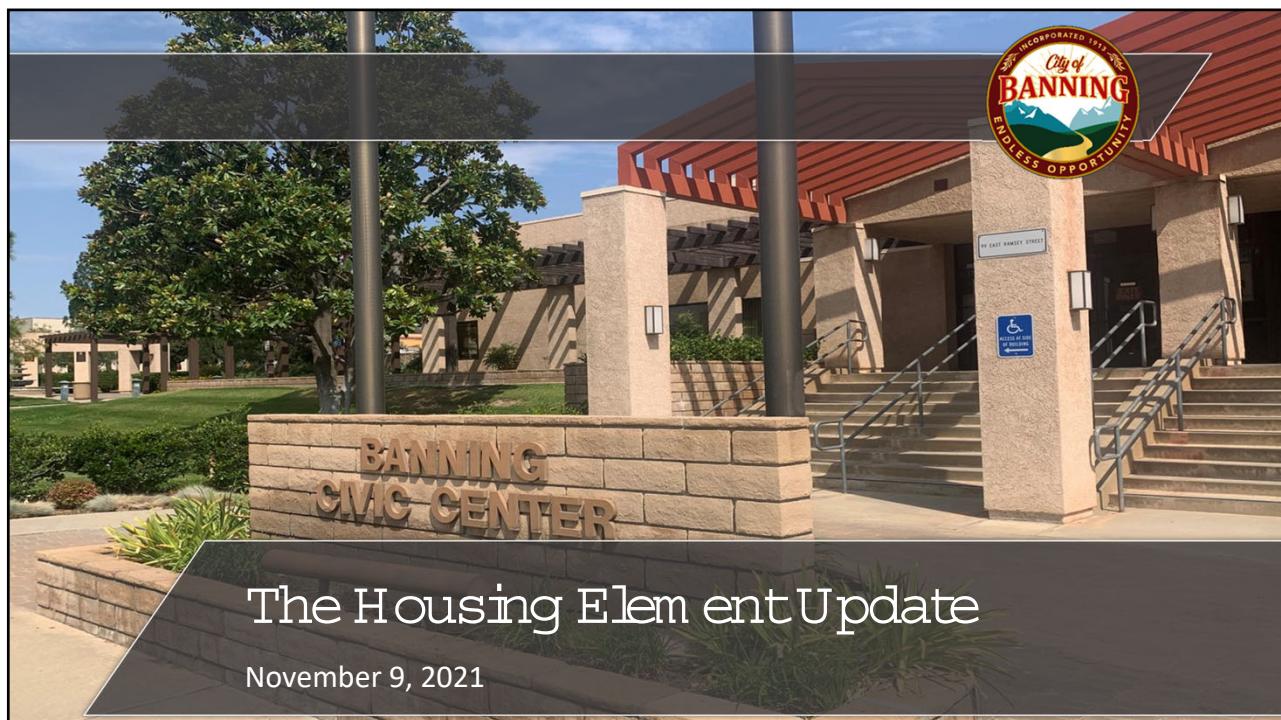
- Tuesday, December 14, 2021 at 6:00 PM
- Tuesday, January 11, 2022 at 6:00 PM
- Tuesday, January 25, 2022 at 6:00 PM



8

# EXHIBIT C

## Agenda Item 7.2



1

Housing Element Update



**Housing Element Update 2021-2029 Timeline  
(Since Last Update)**

- **July 22, 2021.** Submittal of Draft to Housing and Community Development (HCD).
- **September 17, 2021.** HCD review letter.
- **September - October 2021.** Revisions to Draft.
- **October 5, 2021.** Revised Draft Housing Element posted on City's website and notice sent to agencies/organizations.
- **October 19, 2021.** Planning and Housing Commission Meeting.
- **November 9, 2021.** City Council Hearing.
- Submittal to HCD. HCD has 90 days to review the adopted housing element and report its findings back to the jurisdiction.

2

# EXHIBIT C

## Agenda Item 7.2



### Housing Element Objectives

- Provide planning to accommodate housing for all economic segments
- Allow for the development of housing affordable to all
- Remove unreasonable governmental barriers to development
- Preserve and improve existing affordable housing
- Ensure equal housing opportunities for all



3

### Meeting the Regional Housing Needs Assessment



- Lower-income units addressed with proposed rezone to Very High Density Residential (VHDR) on 9 vacant sites
- Non-vacant sites selected due to Improvement-to-Land Value ratio, age of structure, floor area ratio, existing use.
- Buffer of 27% for low and moderate-income units (recommended by HCD)

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
<b>RHNA Allocation</b>	<b>510</b>	<b>280</b>	<b>883</b>	<b>1,673</b>
Planned and Approved Units	0	32	1,384	1,416
<b>Remaining RHNA After Credits</b>	<b>510</b>	<b>248</b>	<b>0</b>	<b>758</b>
Vacant Units	0	42	407	449
Nonvacant Units	0	326	0	326
Potential Rezone to VHDR	600	0	0	600
<b>Total Units in Housing Plan</b>	<b>600</b>	<b>400</b>	<b>1,791</b>	<b>2,791</b>
<b>Total Unit Surplus</b>	<b>90</b>	<b>120</b>	<b>908</b>	<b>1,118</b>

4

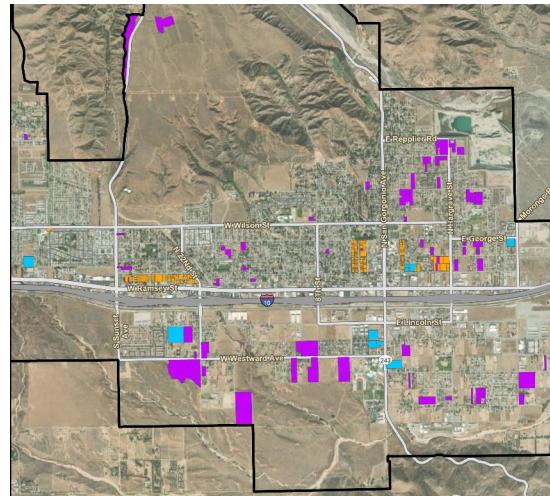
# EXHIBIT C

## Agenda Item 7.2



### Vacant, Underutilized, and Rezoned Sites

- Vacant Sites (Purple)
- Underutilized Sites (Orange)
- Potential Rezone Sites (Blue)



5



### 9 Potential Rezone Sites to Address RHNA Shortfall

- All currently vacant and zoned at low-medium density.
- Support 600 units near public transit and community services.



6

# EXHIBIT C

## Agenda Item 7.2



### Rezone Program To Meet Shortfall

- **3 years and 120 days** if the City has a State Compliant Housing Element certified by HCD within 120 days from the beginning of the Housing Element Planning Period (October 15, 2021).

OR

- **One year** if the City is not able to obtain a State Compliant Housing Element certified from HCD within 120 days from the beginning of the Housing Element Planning Period (October 15, 2021) (SB 1398).



7



### Major Changes to Programs due to HCD Review

- Offer incentives to developers to support lot consolidation in high-density zones.
- Amend the zoning ordinance to allow supportive housing in multi-family and mixed-use zones by right.
- Permit group homes objectively with approval certainty.
- Remove subjective text seen as a constraint to the development of residential care facilities.
- Remove the Conditional Use Permit requirement for single-resident occupancy (SRO) developments.
- Remove the two-acre minimum currently required for multi-family development in Median Density Residential (MDR) zones.
- Accommodate farmworker housing in Ranch Agricultural (RA) and Ranch/Agriculture-Hillside (RA-H) zones.

8

# EXHIBIT C

## Agenda Item 7.2

### Environmental Determination



Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/Negative Declaration (IS/ND) was prepared. As a result, the Project will not have a significant impact on the environment and no mitigation is recommended or required. Staff has prepared and will file a Notice of Determination pursuant to Section 15075 of the California Environmental Act and CEQA Guidelines.

The Draft Initial Study/Negative Declaration was circulated for public review on September 7, 2021, and closed October 6, 2021. Copies of the Initial Study were made available for public review at the Community Development Department, the Banning Public Library, and on the City's website. At the time this report was prepared, no written comments had been received.

9

### City Council Recommendation



Adopt Resolution 2021-109 recommending the City Council adopt a Negative Declaration and recommending approval of General Plan Amendment 21-2504, approving the 6th RHNA Cycle for the 2021-2029 Housing Element, to the City Council for final adoption

10

# EXHIBIT C

## Agenda Item 7.2

Conclusion



### *Questions & Answers*

# EXHIBIT D

## Agenda Item 7.3



**City of Banning TUMF  
Program Update  
(Public Hearing Item 7.3)  
November 9, 2021**

**Adoption of Resolution 2021-93 Approving  
Updates to the City's TUMF Program Fee  
Schedule**

1



## Background

- ▶ **WRCOG TUMF**
  - ▶ The City is a member of in the Western Riverside Council of Governments (WRCOG)
  - ▶ The Transportation Uniform Mitigation Fee (TUMF) was established in 2003 as part of the Riverside County Integrated Project (RCIP).
  - ▶ WRCOG administered an updated Nexus Study in 2016, which was adopted in 2017.

2

# EXHIBIT D

## Agenda Item 7.3



### Justification

► In accordance with the Mitigation Fee Act, the 2016 Nexus Study concluded the following:

- ✓ Identify the purpose of the revised fees
- ✓ Identify the facilities to be financed
- ✓ Determine how there is a reasonable relationship between the fee's use and the type of development project
- ✓ Determine how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed
- ✓ Determine how there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion or the public facility attributable to the development on which the fees are imposed

3



### TUMF Program Update

Current Fee Program	
1	\$9,810.00 per single family residential unit
2	\$6,389.00 per multi-family residential unit
3	\$1.81 per square foot of an industrial project
4	\$7.50 per square foot of a retail commercial project
5	\$4.75 per square foot of a service commercial project
6	\$2.38 per square foot of a service Class A and B Office

Updated Fee Program (eff. January 7, 2022)	
1	\$10,104.00 per single-family residential unit
2	\$6,580.00 per unit multi-family residential unit
3	\$1.86 per square foot of an industrial project
4	\$7.72 per square foot of a retail commercial project
5	\$4.89 per square foot of a service commercial project
6	\$2.45 per square foot of a service Class A and B Office

4

# EXHIBIT D

## Agenda Item 7.3



### City Council Recommendation

Approval of Resolution 2021-93 Adopting the updated and revised Fee Schedule for the City of Banning, Transportation Uniform Mitigation Fee (TUMF) Program.

5



### Conclusion

*Questions & Answers*

6