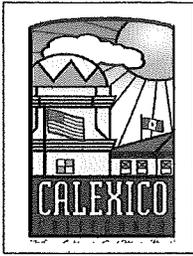


**AGENDA
ITEM**

6



AGENDA STAFF REPORT

DATE: October 17, 2018
TO: Mayor and City Council
APPROVED BY: David B. Dale, City Manager DD
PREPARED BY: Gabriela T. Garcia, Deputy City Clerk
SUBJECT: Approval of City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meeting of August 22, 2018

=====
Recommendation:

Approval of City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meeting of August 22, 2018.

Background:

In accordance with Municipal Code Section 2.04.070, the City Clerk shall prepare minutes of the proceedings of each City Council Meeting.

Discussion & Analysis:

City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meeting of August 22, 2018 have been prepared for City Council review and approval.

Fiscal Impact:

None.

Coordinated With:

None.

Attachments:

Minutes for City Council/Calexico Community Redevelopment Agency Successor Agency/Calexico Financing Authority Minutes for Meeting of August 22, 2018.



THE CITY COUNCIL/CALEXICO COMMUNITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY/CALEXICO FINANCING AUTHORITY MET IN A SPECIAL SESSION ON THE 22ND DAY OF AUGUST, 2018 AT 3:00 P.M. AT THE FERNANDO “NENE” TORRES COUNCIL CHAMBERS, 608 HEBER AVENUE, CALEXICO, CALIFORNIA. THE DATE, HOUR AND PLACE DULY ESTABLISHED FOR THE HOLDING OF SAID MEETING.

CALL TO ORDER

Mayor Pacheco called the meeting to order at 6:35 p.m.

ROLL CALL.

PRESENT:

Mayor: Lewis Pacheco
Mayor Pro Tem: Jesus Eduardo Escobar
Council Member: Bill Hodge

ABSENT:

Council Member: Armando G. Real
Council Member: Maritza Hurtado

PLEDGE OF ALLEGIANCE

Assistant City Manager Figueroa led those present in the Pledge of Allegiance.

MISSION STATEMENT PLEDGE

City Manager Dale led those present in reciting the Mission Statement Pledge.

APPROVAL OF THE AGENDA.

Motion was made by Council Member Escobar, seconded by Council Member Hodge to approve the agenda as presented. Motion passed by the following vote to wit:

AYES: Pacheco, Escobar, Hodge
NOES: None
ABSENT: Real, Hodge
ABSTAIN: None

PUBLIC COMMENTS AND PUBLIC APPEARANCES – No public comments made.

PUBLIC HEARING**PUBLIC HEARING FOR CITY COUNCIL TO CONSIDER APPROVAL OF THE FOLLOWING:**

A. The Environmental Impact Report and Development Agreement for Trinity Property Company, LLC.

B. Adoption of Resolution of the City Council of the City of Calexico, California, Approving the Certification of the Final Environmental Impact Report (SCH#2017121037), and Adoption of Findings of Fact and a Statement of Overriding Considerations, and Adoption of a Mitigation Monitoring and Reporting Plan for the Trinity Property Company, LLC., for the Establishment of a Cannabis Cultivation and Manufacturing Facility Project.

C. Introduce and Waive First Reading of an Ordinance Approving a Development Agreement Between the City of Calexico and Trinity Property Company, LLC for the Establishment of a Cannabis Cultivation and Manufacturing Facility Project for Real Property within the City of Calexico.

Mr. Kurt Coury, Consultant presented a staff report and advised that October 30, 2017 a uniform application was submitted by Trinity Property Company LLC which proposes the construction and operation of four cannabis cultivation and manufacturing facilities and one Transportation and Distribution located within the Cannabis Overlay Zone within the City of Calexico. He further stated that on August 6, 2018, the Calexico Planning Commission reviewed and approved the proposed project at their public hearing. He stated the proposed Trinity cannabis and cultivation and manufacturing facility would be constructed in two phases over a period of thirty months. Construction Phase I tenant improvements will start with an existing structure at 2421 Enterprise Blvd. In addition, the carve out of the transportation and distribution facility parcel and the transportation office will be part of Phase I. He explained Phase 2 would include three buildings of cultivation and manufacturing as well as a 2,200 sq. ft. administration building and a 323 sq. ft. guard house and in total, project would occupy 8.44 acres with 167,241 sq. ft. and have 263 parking spaces. He advised staff has reviewed the proposed project and supports and recommends approval of the submitted development agreement and the requested lot line adjustment and parcel carve out as well as the cultivation and Cultivation and a Manufacturing License, Commercial Cannabis Activity Regulatory Permit Application, and Environmental Impact Report and further recommends council approve and adopt the attached resolution and the ordinance. He noted that first on page four of the development agreement ordinance, where it reads "therefore the City Council approves the development agreement" he is proposing to add language stating "attached hereto as Exhibit A". This would mark and label the development agreement as "Exhibit A".

Council Member Real arrived at 6:40 p.m.

Secondly on page five of the ordinance, he proposed to change and modify that the project shall include the development of a maximum of five to four cannabis cultivation and manufacturing facilities and to add the following language and one transportation and distribution facility. In addition, he commented on a memorandum received by the Council dated August 22, 2018 in response to a letter from LIUNA which was received on August 16, 2018 following the EIR comment period and also the Planning Commission meeting.

Melanie Halajian and Manager Kevin Grant from EGI presented the environmental impact report and provided a brief presentation of the contents of the report. Ms. Halajian provided an overview of the environmental process which began in December 2017. She advised the EIR examined eleven issues from the CEQA appendix G checklist and pointed out the items indicated with an asterisk were those issue areas where an impact was identified it could be mitigated. One of the issue identified climate change in greenhouse gases that had significant unavoidable changes. Ms. Halajian also presented the alternatives that were also analyzed as well as the proposed project described by Mr. Coury. She stated the alternatives included development of the existing building at 2421 Enterprise Boulevard with the transportation and distribution facility which is phase one only, alternative two which would have an alternative energy supply of aluminum reactors to provide energy to support phase two. Alternative 3 is an alternative energy source of on-site solar to supplement IID electricity and support development of phase 2. Alternative four would have the project not being developed at all. She presented the impacts that would require mitigation and noted that as with greenhouse gases that was one impact area that has significant unavoidable however mitigation measures were identified to reduce the gases to the extent feasible. She stated the conclusions of the EIR as stated were that all long term operational are all but one impact which was with regard to long term operational greenhouse gases could be mitigated to less than significant levels with the mitigation measures identified. She advised a mitigation monitoring reporting program has been prepared to ensure mitigation measures are implemented at the appropriate times during both construction and operation of the project. She further stated the one significant unavoidable impact was addressed with a statement of overriding considerations.

City Attorney Campos noted that there was no vote to approve the agenda. Motion was made by Council Member Real to approve the agenda as presented. Motion was seconded by Mayor Pro Tem Escobar and passed by the following vote to wit:

Mayor Pacheco opened the public hearing at 6:45 pm.

Rebecca Davis representing the Laborers International Union of North America (LIUNA) Local 1184 spoke regarding written comments submitted to the City earlier in the day. Ms. David read letter submitted which details which LIUNA felt were the inadequacies of the Environmental Impact Report (EIR) and the reason why they felt additional analysis was necessary. Ms. David requested Council decline the certification of the EIR, not approve project and instead require revisions and to recirculate the EIR to comply with CEQA.

Mayor Pacheco closed the public hearing at 6:49 p.m.

Council Member Real stated he toured ten cultivation facilities in various cities in California and this is the only one that has conducted any environmental report. He further stated Calexico is at the forefront doing things right, he felt the EIR is adequate and need to move on.

Mayor Pro Tem Escobar stated the project will bring economic growth to Calexico and short term construction jobs as well as long term jobs associated with the facility. He further stated the project will diversify Calexico's economic and industrial and commercial based and the project represents an emerging sector of agro business that is well suited to the industrial portion of the City. He stated the project is the first of its kind and will bring an expandable model of Commerce to the City of Calexico, it will enhance local community through events, causes and charities. In addition

to excise taxes generated by the project, it be will used to fund various charities, organizations with a focus on education and the youth. It’s about economic development and jobs for the city of Calexico.

Council Member Hodge concurred the report is thorough and accurate report. He asked about mitigation factors there will be for greenhouse gases. He was advised by Ms. Halajian that the applicants have demonstrated they will do everything possible to reduce the greenhouse gases. She stated the Imperial County Air pollution Control District position is that utility providers already mitigate for greenhouse gas and the report went above and beyond in identifying the additional measures to reduce the greenhouse gases.

City Attorney Campos stated the letter dated August 22, 2018 is part of the record and addresses the comments made by LIUNA.

Mayor Pacheco concurred this has been long awaited and will bring revenues. Mayor Pacheco stated the need to Approve Item A: The Environmental Impact Report and Development Agreement for Trinity Property Company, LLC; Item B Adoption of Resolution of the City Council of the City of Calexico, California, Approving the Certification of the Final Environmental Impact Report (SCH#2017121037), and Adoption of Findings of Fact and a Statement of Overriding Considerations, and Adoption of a Mitigation Monitoring and Reporting Plan for the Trinity Property Company, LLC., for the Establishment of a Cannabis Cultivation and Manufacturing Facility Project; Item C. Introduce and Waive First Reading of an Ordinance Approving a Development Agreement Between the City of Calexico and Trinity Property Company, LLC for the Establishment of a Cannabis Cultivation and Manufacturing Facility Project for Real Property within the City of Calexico. Motion was made by Council Member Real to approve the items listed. Motion was seconded by Council Member Hodge and passed by the following vote to wit:

- AYES: Pacheco, Escobar, Hodge, Real
- NOES: None
- ABSENT: Hurtado
- ABSTAIN: None

City Attorney Campos read the ordinance by title only.

ADJOURNMENT

There being no further business, meeting was adjourned at 7:00 p.m.

Lewis Pacheco, Mayor

ATTEST:

Gabriela T. Garcia, Deputy City Clerk