



City of Banning

Community Development Department

NOTICE OF INTENT (NOI) TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP), AND NOTICE OF PUBLIC HEARING REGARDING: GENERAL PLAN AMENDMENT 17-2502 (GPA 17-2502) AND ZONE CHANGE 17-3502 (ZC 17-3502) TO CHANGE THE LAND USE DESIGNATION AND ZONING CLASSIFICATION OF REAL PROPERTY IDENTIFIED AS APNS 534-050-003, 534-084-001, AND 537-084-002 FROM LOW DENSITY RESIDENTIAL (LDR) TO INDUSTRIAL MINERAL RESOURCES (I-MR); AMENDED RECLAMATION PLAN 17-9504 (RPA 17-9504); CONDITIONAL USE PERMIT 16-8007 (CUP 16-8007) TO ALLOW THE EXPANSION OF EXISTING MINING OPERATIONS ON REAL PROPERTY IDENTIFIED AS APNS 534-050-003, 534-084-001, 534-084-002, 534-241-003, 534-241-004, 534-242,001, 534-273-006, 537-273-002, AND 537-243-003 AND TO ALLOW THE OPERATION OF A PORTABLE CONCRETE AND CONCRETE RECYCLING PLANT ON REAL PROPERTY IDENTIFIED AS APNS 534-110-004 AND 534-110-005; DEVELOPMENT AGREEMENT 17-1502 (DA 17-1502) FOR THE DEVELOPMENT OF THE PROJECT SITE; AND THE VACATION OF PORTIONS OF SUMMIT DRIVE, REPPLIER ROAD, GILMAN STREET, HARGRAVE STREET, THEODORE STREET, AND HATHAWAY STREET WITHIN THE PROJECT SITE. THE PROJECT IS LOCATED IN THE CITY OF BANNING, CALIFORNIA.

NOTICE IS HEREBY GIVEN of a public hearing before the City of Banning City Council, to be held on Tuesday, September 22, 2020, at 5:00 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider the proposed project. The project site encompasses approximately 171-acres in the northeastern portion of the City of Banning, one mile north of Interstate-10, northerly of the intersection of N. Hathaway Street and E. Hoffer Street and encompasses an existing aggregate mine and processing plant owned and operated by Robertson's Ready Mix. The proposed project consists of **the following development applications:** (1) a General Plan Amendment 17-2502 (land use re-designation) and Zoning Change 17-3502 from Low Density Residential (LDR) to Industrial-Mineral Resources (I-MR) for approximately 17-acres within an expanded mining area of the project site, commonly known as "the West Pit"; (2) Amended Reclamation Plan 17-9504 to supersede two existing Reclamation Plans for the quarry consistent with the Surface Mining and Reclamation Act; (3) Conditional Use Permit (CUP) 16-8007 to expand the existing mining operations, incorporate an additional 23-acres directly south of the existing "South Pit" mining operation, and construct and operate a Ready Mix Concrete (RMC) plant and portable concrete recycle plant in the bottom of the existing South Pit; (4) Development Agreement 17-1502 for the development of the project site; and (5) the vacation of portions of the following streets within the project site boundaries: Summit Drive, Repplier Road, Gilman Street, Hargrave Street, Theodore Street, and Hathaway Street.

Pursuant Governor's Executive Order N-29-20 all public gatherings, regardless of venue or size, the Council Chambers shall occur with limited capacity and by videoconferencing. For this meeting, the Planning Commissioners, City staff, and public will be able to observe and participate in this meeting in one of the following ways listed below:

<https://us02web.zoom.us/j/87415277765?pwd=dFVSOFBuMGpSeTBSREtPNytXYnhSQT09>

Meeting ID: 874 1527 7765

Password: 870511

One tap mobile: +16699009128,, 87415277765#

Dial in: +1 669 900 9128 US

Meeting ID: 874 1527 7765

NOTE: Due to COVID-19, the Council Chambers will be open to the public in a limited capacity only.

Information regarding the Mitigated Negative Declaration, MMRP, General Plan Amendment, Zoning Change, Conditional Use Permit, Street Vacation, and an Amended Reclamation Plan, can be obtained by contacting the City's Community Development Department, Planning Division at (951) 922-3125, or by going to the City of Banning website at <http://www.ci.banning.ca.us/426/Public-Notices-Announcements>.

All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City Clerk prior to, at, or during the time the City Council makes its decision on the proposal; or, you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the hearing (California Government Code, Section 65009).

BY ORDER OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF BANNING, CALIFORNIA

Adam Rush, M.A., AICP
Community Development Director

Dated: September 8, 2020
Publish: September 11, 2020

CITY OF BANNING

PROJECT NUMBER: CUP 16-8007



5/26/2020

0 250 500 1,000



WILLDAN
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PROJECT VICINITY

APN: 27 Parcels in Assessor's Map Book 534 as shown below

ZONE: Industrial - Mineral Resources

VERDUGO RD

GARCIA RD

PROJECT
LOCATION

MORONGO RD

MORONGO RD

■■■■ Banning City Boundary