

NOTICE OF A SPECIAL PLANNING COMMISSION MEETING & PUBLIC HEARING

NOTICE OF A SPECIAL PLANNING COMMISSION MEETING AND PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT NO. 16-2501 TO REMOVE PLANNED EXTENSIONS OF HIGHLAND HOME ROAD NORTH OF WILSON STREET TO BROOKSIDE AVENUE AND CHERRY VALLEY BOULEVARD FROM THE GENERAL PLAN CIRCULATION ELEMENT WITHIN THE BUTTERFIELD SPECIFIC PLAN AND NOTICE OF INTENT TO ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED MODIFICATIONS TO THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BUTTERFIELD SPECIFIC PLAN

NOTICE IS HEREBY GIVEN of a special meeting and public hearing before the City of Banning Planning Commission at a Special Meeting to be held on Wednesday, January 25, 2017 at 6:30 p.m. in the Council Chambers, City Hall, 99 East Ramsey Street, Banning, California, to consider a request to approve General Plan Amendment (GPA) No. 16-2501, a proposal to remove the planned extension of Highland Home Road north of Wilson Street to Brookside Avenue and Cherry Valley Boulevard from the City's General Plan Circulation Element; and minor modifications to the Butterfield Specific Plan, located east of Highland Springs Avenue and north of Wilson Street, as a consequence of a litigation settlement agreement between *Highland Springs Resort v. City of Banning* (Riverside County Superior Court Case No. RIC 1206246, Consolidated with Case No. RIC 1206271). The proposal includes the adoption of an Addendum to the Final Environmental Impact Report and associated modifications to the Mitigation Monitoring and Reporting Program. These items were considered at the January 4, 2017 Planning Commission meeting, at which time the public hearing was continued to the February 1, 2017 Planning Commission meeting. Due to schedule conflicts, a special meeting was subsequently requested by the applicant.

Information regarding the General Plan Amendment, Addendum to the Final Environmental Impact Report, modifications to the Mitigation Monitoring and Reporting Program, and minor modifications to the Butterfield Specific Plan, and all relevant materials can be obtained by contacting the City's Community Development Department at (951) 922-3125, or by visiting the City Hall located at 99 East Ramsey Street, Banning during regular business hours. You may also go to the City of Banning website at <http://www.ci.banning.ca.us/>.

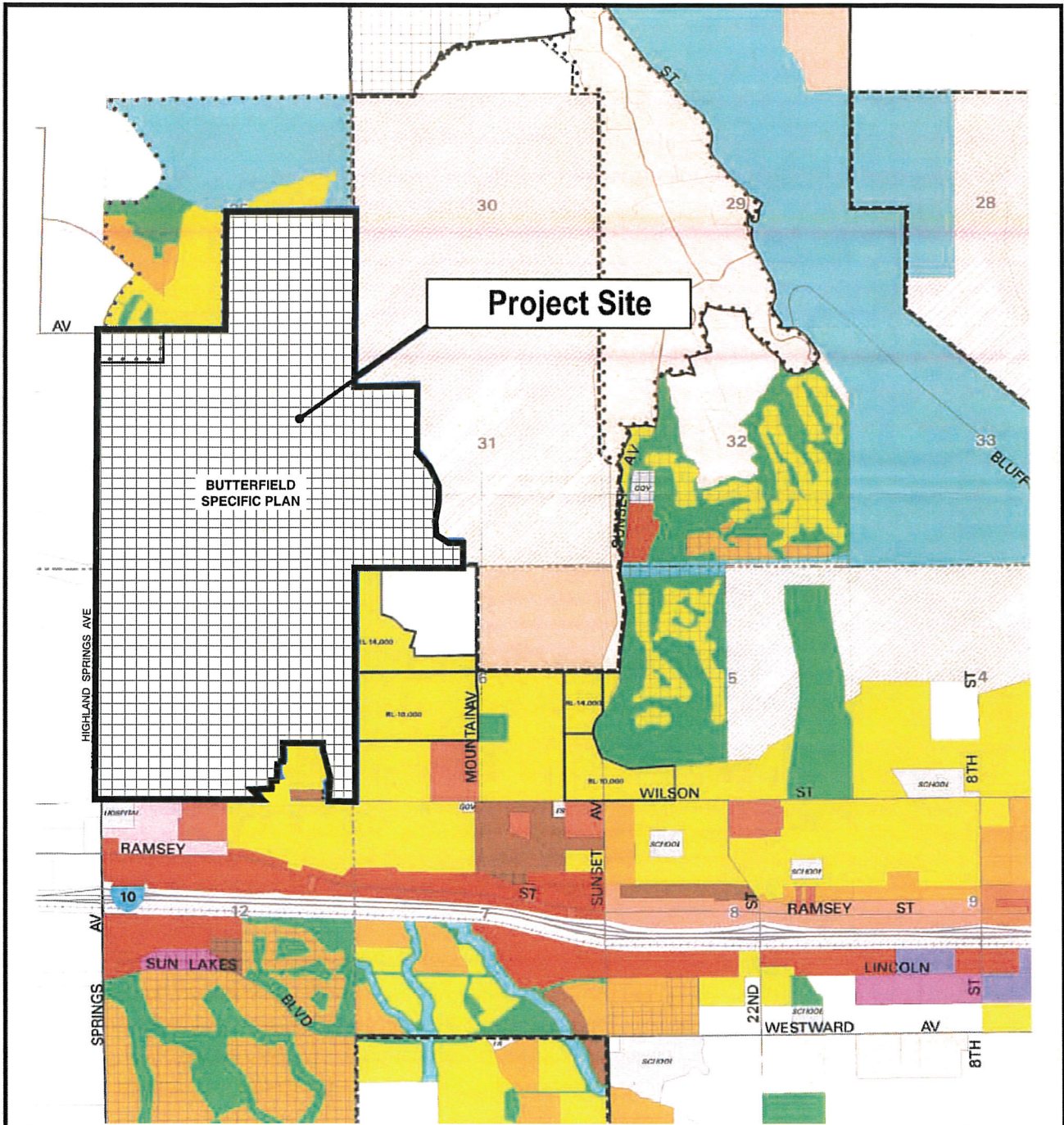
All parties interested in speaking either in support of or in opposition of this item are invited to attend said hearing, or to send their written comments to the Community Development Department, City of Banning at P.O. Box 998, Banning, California, 92220.

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 at, or prior to, the time the Planning Commission makes its decision on the proposal; or, that 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**

Brian Guillot
Community Development Director

Dated: January 10, 2017
Publish: January 13, 2017



LEGEND

<ul style="list-style-type: none"> — Banning City Limits - - - Banning Sphere of Influence ... Banning Planning Areas --- County Line --- Township/Range Lines Section Line Major Roads Minor Roads Railroads 	<ul style="list-style-type: none"> Ranch/Agriculture (10 ac min.) Ranch/Agriculture - Hillside (10 ac min.) Rural Residential (0-1 du/ac) Rural Residential - Hillside (0-1 du/ac) Vary Low Density Residential (0-2 du/ac) Low Density Residential (0-5 du/ac) 	<ul style="list-style-type: none"> Medium Density Residential (0-10 du/ac) High Density Residential (11-18 du/ac) Mobile Home Parks General Commercial Downtown Commercial Highway Serving Commercial 	<ul style="list-style-type: none"> Professional Office Business Park Industrial Airport Industrial Industrial-Mineral Resources Public Facilities 	<ul style="list-style-type: none"> Public Facilities - RR/Interstate Open Space - Resources Open Space - Parks Open Space - Public Open Space - Hillside Preservation Specific Plan Areas
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