



# 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 Planning Commission, to be held on Wednesday, September 2, 2020, at 6:30 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:***

Videoconference: <https://join.freeconferencecall.com/cityofbanning>

Online ID: cityofbanning.

To just listen to the meeting or to offer audio comments only when recognized for that purpose: Dial-in number: (617) 793-8135

**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 to this item are invited to attend the hearing by accessing the videoconference or by sending their written comments by email to [scalderson@banningca.us](mailto:scalderson@banningca.us) or by mail to the Community Development Department, Planning Division, City of Banning at 99 E. Ramsey Street, 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 Planning Commission Recording Secretary prior to, at, or during the time the Planning Commission makes its recommendation 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: August 18, 2020  
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