

Notice of Determination

Appendix D

To: Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 92518-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From Public Agency: City of Banning
Address: 99 E Ramsey St
Banning CA 92220
Contact: Mark Staples/Matthew Bassi
Phone: (951) 922-3122

Riverside County Clerk (Address)
County of: Riverside
2724 Gateway Drive
Riverside, CA 92507

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 20210220011

Project Title: (1) Sunset Crossroads Project, (2) Mt. San Jacinto Community College District Density Transfer

Project Applicant: (1) NP Banning Industrial, LLC (2) City of Banning

Project Location (include county): City of Banning, County of Riverside

Project Description:

Sunset Crossroads Project: Specific Plan (SP 20-2002), General Plan Amendment (GPA20-2501), Zone Change (ZC 20-2501), Development Agreement, Tentative Parcel Map No. 38118: to adopt the Sunset Crossroads Specific Plan, General Plan Amendment and Zone Change of the Specific Plan to General Commercial (GC) uses, Industrial (I) uses, Open Space - Parks (OS-P) uses, and Open Space-Resources (OS-R) uses, to develop 533.8 acres of land with 223,753 square feet of commercial retail uses, up to 4,749,000 square feet of industrial land uses, 53 acres of open space, and 5 acres for park uses, with a Resolution approving a Plan of Service and Annexation request for 254 acres of the Specific Plan area, Requesting the Local Agency Formation Commission to favorably consider Annexation of the area, located at the southwest corner of 1-10 and Sunset Avenue. APNs 537-110-003 through-005, 537-110-011 through -014, 537-120-013, 537-120-025, and 537-120-028 through -036.

Mt. San Jacinto Community College (MSJC) District Density Transfer Project General Plan Amendment (GPA 22-2502) and Zone Change (ZC 22-3502): to amend 12 parcels totaling 40.9 acres, owned by MSJC, from Public Facilities - School (PF-S) to Very High Density Residential (VHDR) to accommodate 1,146 residential units transferred from the Sunset Crossroads project consistent with the No Net Loss Law, located at the southeast corner of West Westward Avenue and Sunset Avenue, APNs 537-140-004, 537-140-006 through -012, 537-150-001, 537-150-003 and -004, 537-150-008, and 537-140-001 through -003.

This is to advise that the Banning City Council, acting as the Lead Agency, has approved the above-described projects on March 10, 2026, for the Sunset Crossroads Project, including certification of the EIR (SCH No. 2021020011), which approvals became effective on March 24, 2026, concurrently with the approval of the MSJC Density Transfer Project and has made the following determinations regarding the above-described project.

- 1. The project [x] will [] will not have a significant effect on the environment.
2. [x] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A statement of Overriding Considerations [x] was [] was not adopted for this project.
5. Findings [x] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of the project approval, or the Negative Declaration, is available to the General Public at:

Signature (Public Agency): Matthew Bassi Title: Interim Community Development Director
Matthew Bassi

Date: April 1, 2026 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.