

NOTICE OF DETERMINATION

To: X Office of Planning and Research
1400 Tenth Street, Room 222
P. O. Box 3044
Sacramento, CA 92518-3044

From: City of Banning
99 E. Ramsey St.
Banning, CA 92220
Mark Staples/Matthew Bassi
(951) 922-3122

X Riverside County Assessor/Clerk-Recorder
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

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

State Clearinghouse Number: 2021020011

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

Project Location: City of Banning, County of Riverside

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

Project Description and Approvals:

Sunset Crossroads Project: Specific Plan (SP 20-2501), 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 to change the designation of Specific Plan property, to Specific Plan, consisting of 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 SF of commercial retail uses, up to 4,749,000 SF of industrial 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 I-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 (GP 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 1,145 residential units transferred from the Sunset Crossroads project site consistent with SB 330, located at the southeast corner of West Westward Avenue and Sunset Avenue, APNs 537-140-004, 537-140-006 through -012, 537-150-003 and -004, 537-150-008 and 537-140-001 through -003.

THIS IS TO ADVISE that the City of Banning City Council on March 10, 2026 approved 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 on April 1, 2026, an NOD (attached) was filed and posted with the County of Riverside County Clerk. On March 10, 2026, for the Sunset Crossroads Project, the City Council conducted first readings of Ordinance No. 1618, adopting Zone Change 20-3502, and Ordinance No. 1620, approving the Development Agreement. On March 24, 2026, for the MSJC District Density Transfer Project, the City Council conducted a first reading of Ordinance No. 1619, adopting Zone Change 22-3502. On April 15, 2026, the City Council conducted second readings of Ordinance Nos. 1618, 1619 and 1620, and has made the following determination regarding the above described project:

1. The project [will ___ will not] have a significant effect on the environment.
2. 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 [were ___ were not] made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan [was ___ was not] adopted for this project.
5. A Statement of Overriding Considerations [was ___ was not] adopted for this project.
6. Findings [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 the City of Banning City Hall, 99 E. Ramsey St., Banning, CA 92220.

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

Date: April 15, 2026

Date Received for filing at OPR: _____



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-96547

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$4,277.50
	# Pages	2
	Document #	E-202600269
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$4,227.50
F&G Clerk Handling Fee		\$50.00
Total		\$4,277.50
Tender (Tyler Payments Charge)		\$4,277.50
Tyler Payments Item Id	SST3719S493	
Tyler Payments Confirmation Number	26986418	
Tyler Payments Id	1e20c15c-2128-46bf-b528-110c0e56768b	



RECEIPT NUMBER:
 26-96547
 STATE CLEARINGHOUSE NUMBER (if applicable)
 20210220011

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.
 LEAD AGENCY: LEAD AGENCY EMAIL: DATE: 04/01/2026
 CITY OF BANNING: MBASSI@BANNINGCA.GOV
 COUNTY/STATE AGENCY OF FILING: DOCUMENT NUMBER: E-202600269
 RIVERSIDE
 PROJECT TITLE:

(1) SUNSET CROSSROADS PROJECT, (2) MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT
 DENSITY TRANSFER
 PROJECT APPLICANT NAME: PROJECT APPLICANT EMAIL: PHONE NUMBER: (314) 517-6873
 NP BANNING INDUSTRIAL, LLC: JUENKINS@NORTHPOINTKC.COM
 PROJECT APPLICANT ADDRESS: CITY: STATE: ZIP CODE: 63141
 12977 N. OUTER 40 ROAD, SUITE 203, ST. LOUIS, MO
 PROJECT APPLICANT (Check appropriate box):
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:
 Environmental Impact Report (EIR) \$4,227.50 \$4,227.50
 Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$
 County documentary handling fee \$ \$50.00
 Other \$ \$
 PAYMENT METHOD: Cash Credit Check Other
 TOTAL RECEIVED \$ \$4,277.50

SIGNATURE: X *Cassandra Sandoval* AGENCY OF FILING PRINTED NAME AND TITLE: Deputy Cassandra Sandoval



Lead Agency: CITY OF BANNING
ATTN: Matthew Bassi
Address: 99 E. Ramsey St.
BANNING, CA 92220

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600269
04/01/2026 12:59 PM Fee: \$ 4277.50
Page 1 of 2

Removed: _____ By: _____ Deputy



Project Title

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

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes

Notice of Determination

Appendix D

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