Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research

P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Riverside
P.O. Box 751

Riverside, CA 92502

From: (Public Agency): City of Banning

99 E. Ramsey Street, P.O. Box 998

Banning, CA 92220

Project Title: Sunset Crossroads Specific Plan Amendment No. 26-0001

Project Applicant: NP Banning Industrial, LLC

Project Location: South of Interstate 10 (I-10), west of Sunset Avenue, north of Bob Cat Road.

Project Location - City: Banning Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

See attached page.

Name of Public Agency Approving Project: City of Banning

Name of Person or Agency Carrying Out Project: NP Banning Industrial, LLC

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning)
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

See attached page

Lead Agency Contact Person: Matthew Bassi Area Code/Telephone/Extension: 951-922-3182

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ▪ Yes No

Signature: *Matthew Bassi* Date: October 27, 2026 Title: Interim Community Dev. Director.

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: October 29, 2026

Revised 2011

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Description/Nature of the Project:

NP Banning Industrial, LLC submitted their Specific Plan Amendment No. 26-0001 on June 15, 2026, proposing to amend Table 3-1 of the Specific Plan to prohibit Immigration and Customs Enforcement (ICE) facilities and data center in the General Commercial and Industrial land use districts of the Specific Plan (SP) and to allow the use of a battery energy storage systems (BESS) systems in the Industrial land use district as an ancillary use to a primary industrial use (i.e., not as a primary/standalone use) when required by the California Building Code. Stand-alone BESS facilities are already prohibited in Table 3-1 for the General Commercial SP District. The amended Table 3-1 reflects these proposed changes. Detention facilities, data centers, and stand-alone BESS facilities/systems are incompatible with the other permitted and conditionally permitted uses outlined in Table 3-1 of the Specific Plan as they could significantly impact other retail commercial and light industrial uses across the specific plan project area. A detention facility, data center, and BESS facility/system (stand-alone) would also likely result in significant local impacts and create nuisance concerns within the specific plan project area and surrounding neighborhoods.

Reasons why the Project is Exempt:

The proposed SPA falls within the development density analyzed in the certified Specific Plan FEIR (SCH No. 2021020011) and is consistent with the applicable land use and development assumptions originally evaluated. In addition, the proposed SPA would not result in any new significant environmental effects that were not previously analyzed, nor would it substantially increase the severity of the previously identified impacts. Therefore, pursuant to Sections 15183 and 15162 of the state CEQA Guidelines, the environmental effects associated with the proposed SPA 26-0001 have been adequately addressed in the Specific Plan FEIR, and no additional environmental review is required under CEQA.