Lead Agency: CITY OF BANNING
ATTN:
Address: 99 E RAMSEY STREET
BANNING, CA 92220

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202500488
05/28/2025 03:23 PM Fee: $ 4173.50
Page 1 of 2
Removed: By: Deputy

## Project Title

BANNING COMMERCE CENTER

## Filing Type

- [x] 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:* P.O. Box 3044, Sacramento, CA 95812-3044

*Street Address:* 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Riverside
Address: 4080 Lemon Street
Riverside, CA 92501

**From:**
Public Agency: City of Banning
Address: 99 E Ramsey Street
Banning, CA 92220
Contact: David Newell
Phone: 951-922-3100

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): 2022090102

Project Title: Banning Commerce Center

Project Applicant: Sansone Group

Project Location (include county): East of Hathaway St and George St, Banning, Riverside County

Project Description:

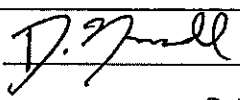
The Project proposes the development of an approximately 1,320,284 square foot (SF) speculative industrial building consisting of approximately 39,600 SF of office space and 1,312,284 SF of warehousing on approximately 131.28 acres (APNs: 532-030-008, 532-030-009, 532-080-008, 532-080-010, 532-090-026, 532-090-028, 532-090-030, 532-110-015).

Requested approvals include a Design Review (DR 21-7017), a Tentative Parcel Map (TPM 38756), and a Development Agreement (Ordinance 1609). On March 5, 2025, the City of Banning Planning Commission recommended to City Council the approval of the project applications and certification of the EIR.

This is to advise that the City of Banning (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on May 27, 2025 (date) and has made the following determinations 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 project approval, or the negative Declaration, is available to the General Public at:
http://www.banning.ca.us/

Signature (Public Agency):  Title: Community Development Director

Date: May 27, 2025 Date Received for filing at OPR:

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

Revised 2011

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

**Receipt: 25-160565**

*** REPRINT *** REPRINT *** REPRINT ***

| Product | Name | Extended |
|---|---|---|
| FISH | CLERK FISH AND GAME FILINGS | $4,173.50 |
| | # Pages | 2 |
| | Document # | E-202500468 |
| | Filing Type | 1 |
| | State Fee Prev Charged | false |
| | No Charge Clerk Fee | false |
| F&G Environmental Impact Report | | $4,123.50 |
| F&G Clerk Handling Fee | | $50.00 |
| **Total** | | $4,173.50 |
| Tender (Check) | | $4,123.50 |
| Paid By | JDN ENTERPRISES | |
| Check # | 1138 | |
| Paid By | JDN ENTERPRISES | |
| Tender (Check) | | $50.00 |
| Paid By | JDN ENTERPRISES | |
| Check # | 1139 | |
| Paid By | JDN ENTERPRISES | |



*** REPRINT *** REPRINT *** REPRINT ***

**5/28/25, 3:23 PM PST**
**Gateway Public Service**

State of California - Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE**

**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

| RECEIPT NUMBER: |
|---|
| 25-160565 |
| STATE CLEARINGHOUSE NUMBER *(If applicable)* |
| 2022090102 |

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

| LEAD AGENCY | LEADAGENCY EMAIL | DATE |
|---|---|---|
| CITY OF BANNING | DNEWELL@BANNINGCA.GOV | 05/28/2025 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| RIVERSIDE | E-202500468 |

PROJECT TITLE

BANNING COMMERCE CENTER

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| SANSONE GROUP | RHODGES@SANSONEGROUP.COM | (314) 727-6664 |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 120 S. CENTRAL AVENUE, SUITE 500 | ST. LOUIS | MO | 63105 |

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

**CHECK APPLICABLE FEES:**

| | | | |
|---|---|---|---|
| ☒ Environmental Impact Report (EIR) | $4,123.50 | $ | $4,123.50 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | $2,968.75 | $ | |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $1,401.75 | $ | |
| ☐ 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** $ $4,173.50

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X [signature] | Deputy Kimberly Ballesteros |

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)