



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
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Receipt: 25-209694

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

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500615
	Filing Type	5
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
Total		\$50.00
Tender (Check)		\$50.00
Paid By	JDN ENTERPRISES CASH DD3	
Check #	1145	
Paid By	JDN ENTERPRISES CASH DD3	

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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:

25-209694

STATE CLEARINGHOUSE NUMBER (If applicable)

2022090102

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF BANNING

LEAD AGENCY EMAIL

ONEWELL@BANNINGCA.GOV

DATE

07/09/2025

COUNTY/STATE AGENCY OF FILING

RIVERSIDE

DOCUMENT NUMBER

E-202500615

PROJECT TITLE

BANNING COMMERCE CENTER

PROJECT APPLICANT NAME

SANSONE GROUP

PROJECT APPLICANT EMAIL

RHODGES@SANSONEGROUP.COM

PHONE NUMBER

(314) 727-8664

PROJECT APPLICANT ADDRESS

120 S. CENTRAL AVENUE, SUITE 500

CITY

ST. LOUIS

STATE

MO

ZIP CODE

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

\$

☐ 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

\$

\$50.00

SIGNATURE

X S Tirado

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Samantha Tirado



Lead Agency: City of Banning
ATTN:
Address: 99 E Ramsey St
Banning, CA 92220

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500815
07/09/2025 04:46 PM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy



(SPACE FOR CLERK'S USE)

Project Title

BANNING COMMERCE CENTER

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☒ Other: NOTICE OF DETERMINATION

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 95812-3044 Sacramento, CA 95814

☒ County ClerkCounty of: RiversideAddress: 4080 Lemon StreetRiverside, CA 92501

From:

Public Agency: City of BanningAddress: 99 E Ramsey StreetBanning, CA 92220Contact: David NewellPhone: 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): 2022090102Project Title: Banning Commerce CenterProject Applicant: Sansone GroupProject 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 38,600 SF of office space and 1,312,284 SF of warehousing on approximately 131.28 acres (APNs: 632-030-008, 632-030-009, 632-050-028, 632-080-010, 632-090-026, 632-090-028, 632-090-030, 632-110-016).

Requested approvals include a Design Review (DR 21-7017), a Tentative Parcel Map (TPM 38766), 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. On May 27, 2025, the City of Banning City Council approved DR 21-7017, TPM 38766, certified the Project EIR (SC012022090102), and introduced and conducted a final reading of Ordinance 1009. An NOD was previously filed on May 28, 2025 documenting the approvals of DR 21-7017 and TPM 38766 and the certification of the Project EIR. On July 8, 2025, the City Council voted to rescind the previous approvals to allow additional parties an opportunity to provide public comment. Subsequent to the public hearing, the City Council voted to approve the previously described entitlements by adopting Resolution 2025-106, Resolution 2025-107 and Ordinance 1611.

This is to advise that the City of Banning has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

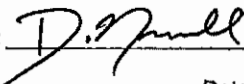
described project on July 8, 2025 and has made the following determinations regarding the above
(date)
described project.

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 DirectorDate: July 8, 2025

Date Received for filing at OPR: _____