

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

**From:**

Public Agency: City of Banning  
Address: 99 East Ramsey Street  
Banning, Ca 92220  
Contact: Adam B. Rush  
Phone: 951 922-3131

Lead Agency (if different from above):  
Same  
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): \_\_\_\_\_

Project Title: BANNING POINT PROJECT: DESIGN REVIEW 21-7008 & TENTATIVE PARCEL MAP 38164

Project Applicant: Sun Lakes Highland, LLC

Project Location (include county): N. of Sun Lakes Blvd., E. of Highland Springs Ave., S. of I-10 (APN: 419-140-057)  
**County of Riverside**

**Project Description:**

Approval of (1) Tentative Parcel Map to subdivide approximately 47 acres into 3 commercial/industrial lots and (2) Design Review to develop an approximately 620,000 sq. ft. industrial warehouse building (including 10,000 sq. ft. of office space) and 6 retail/restaurant buildings totaling 34,000 sq. ft., on 37 of the 47 acres of real property located within the Sun Lakes Village North Specific Plan Amendment No. 5 (SLVNSP) plan area. The City of Banning previously certified an EIR (SCH No. 2020029074) for the SLVNSP and adopted a Statement of Overriding Considerations and Mitigation Measures. The prior-certified EIR evaluated the Project. Pursuant to CEQA Guidelines § 15162, there have been no substantial changes in the Project nor in the circumstances under which the Project is undertaken and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the EIR was certified, that will require major revisions of the prior-certified EIR. Pursuant to CEQA Guidelines §§ 15164 and 15168(c), the City Council adopted an Addendum / Consistency Checklist to the prior-certified EIR for the Project on Feb. 17, 2022.

This is to advise that the City of Banning has approved the above  
( Lead Agency or  Responsible Agency)  
described project on February 17, 2022 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:

City of Banning, Community Development Department, 99 East Ramsey Street, Banning, CA 92220

Signature (Public Agency):  Title: Community Development Director

Date: February 17, 2022 Date Received for filing at OPR: \_\_\_\_\_