



AGENDA

PLANNING COMMISSION - REGULAR MEETING

CITY OF BANNING, CALIFORNIA

September 2, 2026
5:30 p.m.
In Chambers

Council Chambers
99 E. Ramsey Street
Banning, CA 92220

This meeting is being held via Zoom so that members of the public may observe and participate in this meeting electronically. If you participate in this meeting via Zoom, you are agreeing to abide by the City's Zoom Community Standards for Public Meetings (provided in full on the last page of the agenda). Esta reunión se lleva a cabo en la Cámara y a través de Video/Teleconferencia en Zoom para que los miembros del público puedan observar y participar en esta reunión de manera electrónica. Si elige participar en esta reunión a través de Zoom, acepta cumplir con los Estándares comunitarios de Zoom para reuniones públicas de la ciudad (que se proporcionan en su totalidad en la última página de la agenda).

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Dial in: +1 669 900 9128

Meeting ID: 891 2947 6843
Password: 92220

1. CALL TO ORDER

- 1.1 PLEDGE OF ALLEGIANCE**
- 1.2 ROLL CALL**

2. PUBLIC COMMENTS

A three (3) minute limitation shall apply to each member of the public who wishes to address the Commission on a matter not on the agenda. No member of the public shall be permitted to share their time with any other member of the public. PLEASE STATE YOUR NAME FOR THE RECORD.

3. CONSENT AGENDA

- 3.1 [Planning Commission Meeting Minutes - August 5, 2026 Planning Commission Meeting](#)**

Recommendation: The Planning Department recommends the Planning Commission approve the August 5, 2026 meeting minutes as presented.

4. PUBLIC HEARINGS

- 4.1 [Specific Plan Amendment No. 26-0001 by NP Banning Industrial, LLC for the Sunset Crossroads Specific Plan](#)**

Recommendation:

Staff recommends the Planning Commission take the following actions:

1. Determine that Specific Plan Amendment No. 2026-01 does not require further environmental review in accordance with Section 15183 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT No. 26-0001 TO AMEND TABLE 3-1 OF THE SUNSET CROSSROADS SPECIFIC PLAN AND MAKE A DETERMINATION THAT SPECIFIC PLAN AMENDMENT No. 26-0001 DOES NOT REQUIRE FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

5. ANNOUNCEMENTS AND REPORTS

5.1. DIRECTOR'S REPORT

5.2. COMMISSIONER REPORTS

6. ITEMS FOR FUTURE AGENDAS

7. ADJOURNMENT

Next Regular Meeting -

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- Your microphone must remain on mute, and you may only unmute your microphone when/if you are recognized by the Mayor.
- Your camera must be turned off unless/until you are recognized by the Mayor.
- To indicate a desire to make Public Comment, you must use the Raise Hand function. The Mayor will not recognize those who have not used the Raise Hand function.
- Public Comment from Zoom attendees will immediately follow in-person comment from members of the public in Council Chambers.
- If you fail to adhere to these community guidelines, **you may be removed** for disrupting the meeting occurring in Council Chambers. You may rejoin the meeting but may be removed for each violation of these community standards.
- The chat function will be disabled for all City Council meetings on Zoom.

Estándares comunitarios de Zoom para Reuniones Públicas

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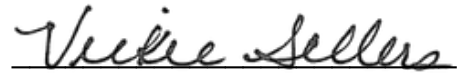
- Su micrófono debe permanecer en silencio, y solo puede reactivar su micrófono cuando / si es

reconocido por el alcalde.

- Su cámara debe estar apagada a menos que sea reconocido por el alcalde.
- Para indicar el deseo de hacer un Comentario Público, debe utilizar la función Levantar la mano. El alcalde no reconocerá a quienes no hayan utilizado la función Levantar la mano.
- Los comentarios públicos de lo que atienden por Zoom seguirán inmediatamente los comentarios en persona de los miembros del público en las Cámaras del Consejo.
- Si no cumple con estas pautas de la comunidad, es posible que lo destituyan por interrumpir la reunión que tiene lugar en las Cámaras del Consejo. Puede volver a unirse a la reunión, pero es posible que lo eliminen por cada violación de estos estándares de la comunidad.
- La función de chat estará deshabilitada para todas las Reuniones del Ayuntamiento en Zoom.

AFFIDAVIT • DECLARACIÓN JURADA

IT IS HEREBY CERTIFIED under the laws of the State of California that the above agenda was posted on the City's website (www.banningca.gov) as well as the Bulletin Board at Banning City Hall, located at 99 E Ramsey Street, Banning, CA 92220, at least 72 hours in advance of the meeting.



Vickie Sellers, Elected City Clerk
Secretaria Municipal Electa

PUBLIC NOTICE • NOTICIA PÚBLICA

Meeting Agendas and Notices

Interested in receiving email and/or text notifications of upcoming Commission meetings? Sign up for meeting notifications through the City's website. Pursuant to amended Government Code §54957.5(b), staff reports and other public records related to open session agenda items are available on the City's website (www.banningca.gov/).

Public Comment

Agenda Items

Any member of the public may address this meeting of the Commission on any item appearing on the agenda. A five-minute limitation shall apply to each member of the public and no member of the public shall be permitted to share their time with any other person.

Non-Agenda Items

Any member of the public may address this meeting of the Commission on any item which does not appear on the regular meeting agenda but is of interest to the general public and is an item upon which the Commission may act. A three-minute limitation shall apply to each member of the public and no member shall be permitted to share their time with any other person. No action shall be taken, nor discussion held by the Commission, on any item which does not appear on the agenda, unless the action is otherwise authorized in accordance with the provisions of subdivision (b) of §54954.2 of the Government Code.

Special Assistance/Accessibility Requests

In compliance with the Americans with Disabilities Act, any member of the public may request that the agenda and agenda packet be mailed to them. If you need special assistance to participate in this meeting (such as translation services), please contact the City Clerk's Office. Advanced notification of at least 48 hours prior to the meeting will allow the city to make arrangements to ensure your accessibility.

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CONTACT • CONTACTO

City Clerk's Office | 951-922-3102 | CityClerks@banningca.gov
99 East Ramsey Street, Banning, California 92220



CITY OF BANNING STAFF REPORT

TO: PLANNING COMMISSION

FROM: Matthew Bassi, Interim Community Development Director

PREPARED BY: Matthew Bassi, Interim Community Development Director

MEETING DATE: September 2, 2026

SUBJECT: Planning Commission Meeting Minutes - August 5, 2026 Planning Commission Meeting

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Commission approve the August 5, 2026 meeting minutes as presented.

PROJECT APPLICANT:

Planning Department, City of Wildomar

BACKGROUND:

The Planning Commission Secretary prepares meeting minutes for each Planning Commission meeting. The Planning Commission reviews and approves these meeting minutes as presented or with minor modifications. The attached minutes from the August 5, 2026 meeting (Attachment 1) has been prepared in accordance with City Council Resolution 2025-22 and Government Code Section 36814, 4801, and 54953 (c)(2).

DESCRIPTION:

n/a

PROJECT ANALYSIS/FINDINGS OF FACTS:

n/a

ENVIRONMENTAL DETERMINATION:

n/a

PUBLIC COMMUNICATION:

n/a

ATTACHMENTS:

1. [August 5 2026 Planning Commission Minutes-Final Draft.pdf](#)



MINUTES

PLANNING COMMISSION - REGULAR MEETING CITY OF BANNING, CALIFORNIA

August 5, 2026
5:30 p.m.
In Chambers

Council Chambers
99 E. Ramsey Street
Banning, CA 92220

1. CALL TO ORDER -5:31PM

1.1 PLEDGE OF ALLEGIANCE

1.2 ROLL CALL

<u>COMMISSIONERS</u>	<u>PRESENT</u>	<u>ABSENT</u>
Castorena, Chris	X	
Evans, Leslie	X	
Marshall, Al	X	
Light-Allende, Kimberly	X	
Valdiserri, Tia	X	

<u>STAFF</u>	<u>PRESENT</u>
Matthew Bassi	X
Mary Yaryan	X
Cheryl Santello	X

2. SWEARING-IN OF NEWLY APPOINTED OFFICIAL

Kimberly Light-Allende was sworn in as a newly appointed official by Sandra Calderon City Clerk and took the oath of office. Chair Castorena welcomed Commissioner Light-Allende and expressed pleasure in having her serve.

3. PUBLIC COMMENTS

Chair Castorena opened the floor for public comment on items not on the agenda. There were none. Chair Castorena closed public comments

4. CONSENT AGENDA

4.1 Planning Commission Meeting Minutes – July 1, 2026

Recommendation:

The Planning Department recommends the Planning Commission approve the July 1, 2026 meeting minutes as presented.

The Commission reviewed the Planning Commission meeting minutes from July 1, 2026. Commissioner Evans noted a potential typo in the project number PCUP 26-0003, suggesting it should be PCUP 25-0003 to match other agenda items.

Director Bassi confirmed this and mentioned that revised minutes will track changes, including corrections for typos.

Chair Castorena's edits regarding data centers, ICE detention centers, and battery storage systems. Commissioner Castorena also clarified that the discussion was about strengthening land use policies, not explicitly prohibiting certain facilities.

A motion to adopt the minutes with the revisions made by Commissioner Marshall and seconded by Commissioner Evans. The motion passed with all commissioners voting in favor.

<u>COMMISSIONERS</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Castorena, Chris	X		
Evans, Leslie	X		
Light-Allende, Kimberly	X		
Marshall, Al	X		
Valdiserri, Tia	X		

5. PUBLIC HEARING

- 5.1 [Zone Text Amendment 26-0004 \(PZTA26-0004\) - A City initiated amendment to Section 17.12.020 \(Table 17.12.020\) of the Banning Municipal Code.](#)

Recommendation:

Staff recommends the Planning Commission take the following actions:

1. Find that Zone Text Amendment PZTA 26-0004 is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3); and
2. Adopt Resolution No. 2026-03 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BANNING, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF AN
EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA) GUIDELINES SECTION 15061(B)(3) AND ADOPTION OF AN
ORDINANCE APPROVING ZONE TEXT AMENDMENT PZTA 26-0004,
AMENDING BANNING MUNICIPAL CODE SECTION 17.12.020, TABLE
17.12.020 RELATED TO STORAGE USES.**

Director Bassi requested to pull this item from the agenda since staff did not meet the 20-day public noticing requirement. He noted that it would be re-noticed and rescheduled for a future Commission meeting.

Commissioner Marshall inquired whether the zone text amendment would apply to existing uses or only new developments; to which Director Bassi responded that such amendments generally affect all zones identified in the land use table.

Chair Castorena opened the public hearing and asked for public comments. Seeing none, he closed the public hearing and asked for a motion.

A motion was made by Commissioner Evans and seconded by Commissioner Light-Allende to table the item. The motion was carried with all commissioners voting in favor.

<u>COMMISSIONERS</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Castorena, Chris	X		
Evans, Leslie	X		
Light-Allende, Kimberly	X		
Marshall, Al	X		
Valdiserri, Tia	X		

6. DISCUSSION ITEMS

There were no additional discussion items.

7. ANNOUNCEMENTS AND REPORTS

7.1. DIRECTOR'S REPORT

Director Bassi informed the Commission that the upcoming meetings in October, November, and December would include several code amendments for review and recommendation to the City Council, as well as a couple of developer projects.

7.2. COMMISSIONER REPORTS

Chair Castorena shared information about two upcoming community events:

- SOS Day (Support Opportunity Services) hosted by Faith in Action in the San Geronio Pass on Wednesday, August 12th, from 8 AM to 12 PM.
- Food Distribution on Thursday, August 13th, at 9:30 AM, across from City Hall, organized by County Supervisor Gutierrez.
- Commissioner Evans raised a point about the difficulty in disseminating information on community events, especially for new residents, and suggested that the city could improve advertising on its website and social media.
- Chair Castorena acknowledged the lack of a Public Information Officer and mentioned the existence of a community app that needs updating, encouraging commissioners to share ideas for more effective information dissemination.

8. ITEMS FOR FUTURE AGENDAS

Chair Castorena requested a status update on the land use discussion regarding data centers, ICE detention facilities, and battery energy storage systems, specifically a citywide code amendment.

9. ADJOURNMENT - 5:51PM

A motion to adjourn was made by Commissioner Marshall and seconded by Commissioner Marshall. The motion was carried with all commissioners voting in favor.

<u>COMMISSIONERS</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Castorena, Chris	X		
Evans, Leslie	X		
Light-Allende, Kimberly	X		
Marshall, Al	X		
Valdiserri, Tia	X		

Minutes prepared by:

Cheryll Santello

Cheryll Santello

Acting Recording Secretary

These minutes have been prepared as Summary Minutes in accordance with City Council Resolution 2025-22 and Government Code Sections 36814, 40801, and 54953(c)(2).

The entire discussion of this meeting may be viewed here:

[Planning Commission](#)

All documents related to this meeting are available here:

[6dc98f7c-76d8-11ef-9b71-005056a89546-41cf2a2a-3018-4442-8893-f0ccf18cb314-1785363582.pdf](#)

Next Regular Meeting – Wednesday, September 2, 2026



CITY OF BANNING STAFF REPORT

TO: PLANNING COMMISSION

FROM: Matthew Bassi, Interim Community Development Director

PREPARED BY: Mark Staples, Planning Manager

MEETING DATE: September 2, 2026

SUBJECT: Specific Plan Amendment No. 26-0001 by NP Banning Industrial, LLC for the Sunset Crossroads Specific Plan

STAFF RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

1. Determine that Specific Plan Amendment No. 2026-01 does not require further environmental review in accordance with Section 15183 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT No. 26-0001 TO AMEND TABLE 3-1 OF THE SUNSET CROSSROADS SPECIFIC PLAN AND MAKE A DETERMINATION THAT SPECIFIC PLAN AMENDMENT No. 26-0001 DOES NOT REQUIRE FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

PROJECT APPLICANT:

NP Banning Industrial, LLC
12977 N. Outer 40 Road, Suite 203
St. Louis, MO 63141

BACKGROUND:

The Sunset Crossroads Specific Plan project was approved by the City Council on March 10, 2026, approving Specific Plan (SP 20-2002), General Plan Amendment (GPA 20-2501), Zone Change (ZC 20-3502), Tentative Parcel Map No. 38118, a Development Agreement (adopted under Ordinance No. 1618), and certified the Environmental Impact Report (EIR) for the project (SCH No. 2021020011). During the Planning Commission and City Council public hearings, Commissioners and Councilmembers (as well as the general public) expressed their concerns regarding the allowing industrial buildings in the specific plan area that could be used for Immigration and Customs Enforcement (ICE) detention facilities, Data Centers, and Battery Energy Storage Systems (BESS). It was believed that these specific uses can create significant land use and environmental impacts and are not a desirable use to be allowed within the Sunset Crossroads Specific Plan.

Therefore, the applicant, NP Banning Industrial LLC, in recognizing these concerns, committed to processing a minor specific plan amendment to prohibit these uses. Hence, the submittal of Specific Plan Amendment No. 26-0001. The Applicant has submitted a “Justification Letter” acknowledging their intent and understanding in this regard (refer to Attachment 4).

DESCRIPTION:

Project Summary:

NP Banning Industrial, LLC submitted their Specific Plan Amendment No. 26-0001 on June 15, 2026, proposing to amend Table 3-1 to prohibit ICE Detention Facilities and Data Centers in the General Commercial and Industrial land use districts of the SP, and to allow the use of a BESS systems in the Industrial land use district as an ancillary use to a primary industrial use (i.e., not as a primary/stand-alone 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 reflecting these proposed changes is provided as Exhibit A to PC Resolution No. 2026-03 (Attachment 1)

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.

As a logical step to remedy the concerns related to these uses, the Applicant is requesting Planning Commission support to amend Table 3-1 to prohibit ICE Detention Facilities and Data Centers in the Industrial zone districts of the specific plan, allow BESS systems as ancillary use only and recommend City Council approval of Specific Plan Amendment No. 26-0001. The City Council, pending a recommendation from the Planning Commission (for or against), is scheduled to review the specific plan amendment at their October 13, 2026, meeting.

At-Risk Determination:

The Applicant has submitted an At-Risk letter (see Attachment 5) recognizing that the adopted Sunset Crossroads Specific Plan and Development Agreement approved by City Council (Ordinance No. 1618, 1619, and 1620) are subject to a current local referendum that will be placed on the November 3, 2026, general election. Although there is a referendum in process, the City Attorney has confirmed that the Applicant may proceed with this specific plan amendment.

Recognizing the Sunset Crossroads Specific Plan (including the proposed amendment) is effected by the referendum and could not be officially effective until the outcome of the referendum is determined on November 3, 2026, the City Attorney has recommended special language be added to PC Resolution No. 2026-03 that will “stay” the effective date of the Council Resolution (if approved) until after the outcome of the November 3, 2026, vote and certification of the three ballot measures. Refer to Section 5 of PC Resolution No. 2026-03. The specific language the City Attorney is recommending reads as follows:

“This Planning Commission Resolution No. 2026-03 recommending approval of the proposed Specific Plan Amendment No. 26-0001 is contingent upon approval of Ordinances Nos. 1618, 1619, and 1620 by the electorate which are subject to a referendum vote on November 3, 2026. It is recommended that if ballot Measures U, V, and W all receive a majority “Yes” vote, then the City Council approval of the proposed Specific Plan Amendment No. 26-0001 should become effective 15 days after certification of the November 3, 2026, election. It is also recommended that should the Measures receive a majority “No” vote, then the City Council approvals of Specific Plan Amendment No. 26-0001 should be null and void.”

In summary, staff believes amending the Sunset Crossroads Specific Plan to prohibit ICE Detention Facilities and Data Centers in the General Commercial and Industrial land use districts of the SP, and to allow the use of a BESS systems in the Industrial land use district as an ancillary use to a primary industrial use (i.e., not as a primary/stand-alone use) when required by the California Building Code is a logical amendment.

PROJECT ANALYSIS/FINDINGS OF FACTS:

In accordance with Section 17.96.060 of the Banning Municipal Code, the Planning Commission is required to make four (4) findings to approve the proposed specific plan amendment. The Planning Commission of the City of Banning does hereby recommend that the City Council find and determine that Specific Plan, Amendment No. 26-0001, can be approved because the following required findings can all be met in the affirmative:

A. The proposed plan is consistent with the General Plan.

Evidence: The Specific Plan Amendment is consistent with the City's General Plan in that adding prohibited uses and limiting certain uses outlined in Table 3-1 will ensure the project will continue to avoid adverse impacts, while allowing economic growth opportunities and balancing land use, circulation, housing, and economic development priorities within specific plan project. Further, the amendment to Table 3-1 to prohibit ICE Detention Facilities and Data Centers, and to limit BESS systems will continue to support development and job creation opportunities within the specific plan area as encouraged and continue to align with policies related to walkability, infrastructure upgrades, and community amenities in the General Plan.

B. The proposed plan would not be detrimental to the environment, or to the public interest, health, safety, convenience, or welfare of the City.

Evidence: An Environmental Impact Report (EIR) was prepared and certified (SCH No. 2021020011) for the Sunset Crossroads Specific Plan project that identified potentially significant impacts and included mitigation measures to reduce impacts to less than significant where feasible. The City Council determined that, with mitigation and overriding considerations, the plan would not be detrimental to the environment or public interest, health, safety, or welfare. The adopted Statement of Overriding Considerations as allowed by CEQA guidelines maintains the projects' long-term economic and community benefits. Additionally, consistent with state law requirements, the approved Specific Plan achieves a comprehensive plan for land use, circulation and infrastructure within the specific plan area and surrounding area to ensure the project accommodates necessary utilities and services to protect the public interest, health safety, convenience and welfare.

C: The subject property is physically suitable for the requested land use designation(s) and the anticipated development(s).

Evidence: The property continues to be physically suitable for the intended permitted and conditionally permitted land uses. The site is largely undeveloped, has appropriate access to major roadways, and will be served by necessary infrastructure improvements (e.g., sewer, water, streets). The project underwent geotechnical, hydrology, and environmental analyses, during the EIR review, that confirmed suitability for the scale and type of development. The proposed amendment will prohibit and limit incompatible land uses that are not physically suitable for the Plan area.

D: The proposed plan amendment shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood._

Evidence: The Sunset Crossroads Specific Plan project design reflects desirable and compatible land uses and features, incorporating landscaping, architectural standards, buffers, and traffic planning. Adjacent uses include residential, commercial, and institutional land uses, and the project includes

transitions in use intensity and design to ensure compatibility. The proposed amendment will prohibit and limit incompatible land uses that are inconsistent with the desirable character of the Plan area and the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) (Cal. Pub. Res. Code § 21000 et seq.), the State Guidelines (14 Cal. Code Regs. § 15000 et seq.), City Staff have determined that the proposed project is exempt from further environmental review per Section 15183 of the CEQA Guidelines. The proposed amendments to prohibit the ICE Detention Facilities and Data Centers, and to limit BESS systems, are consistent with the General Plan and the Sunset Crossroads Specific Plan Table 3-1 Permitted Uses. The prohibited and limited uses have the potential of causing additional environmental impact and nuisance concerns. The prohibited and limited uses are inconsistent with the other permitted and conditionally permitted in uses in Table 3-1 that were reviewed in the certified Environmental Impact Report (EIR SCH No. 2021020011) and a Notice of Exemption will be filed.

PUBLIC COMMUNICATION:

On August 12, 2026, a notice of public hearing was published in the Press Enterprise, a local newspaper of general circulation within the City of Banning, and the same notice of public hearing was mailed to property owners within a 300-foot radius of the project site, notifying the adjacent property owners that the subject application (SPA 26-0001) would be considered by the Planning Commission at a public hearing on September 2, 2026. Staff also emailed the public hearing notice to the Sunlakes HOA .

ATTACHMENTS:

1. [PC Resolution 2026-03 and Exhibit A \(Table 3-1\).pdf](#)
2. [Project Area Map.pdf](#)
3. [NP Banning Industrial LLC Letter of Justification.pdf](#)
4. [NP Banning Industrial LLC At-Risk Letter.pdf](#)
5. [Copy of the Public Hearing Notice Published 8-12-26.pdf](#)

PC RESOLUTION 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BANNING, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 26-0001 TO AMEND TABLE 3-1 OF THE SUNSET CROSSROADS SPECIFIC PLAN AND MAKE A DETERMINATION THAT SPECIFIC PLAN AMENDMENT NO. 26-0001 DOES NOT REQUIRE FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

WHEREAS, the Planning Department has received a Specific Plan Amendment (SPA 26-0001) to amend Table 3-1 of the Sunset Crossroads Specific Plan from:

Applicant/Owner: NP Banning Industrial, LLC
Project Location: South of the I-10 and the Union Pacific Railroad, and west of Sunset Avenue
APNs: 537-110-003, -004, -005, 537-110-011 through -014, 537-120-013, 537-120-025, and 537-120-028 through -036)
Project Area: Approximately 533.8 acres

WHEREAS, pursuant to Section 17.96.040 of the Banning Municipal Code, the Planning Commission has the authority to review and make a recommendation to the City Council concerning Specific Plan Amendment No. 26-0001; and

WHEREAS, in accordance with Chapter 17.68 of the Banning Municipal Code and Government Code Sections 65353, 65854, 65090, and 65091, the Planning Department on August 12, 2026, published a legal notice in the "Press Enterprise," a local newspaper of general circulation, notifying the general public of the holding of a public hearing before the Planning Commission on September 2, 2026, to review Specific Plan Amendment No. 26-0001; and

WHEREAS, in accordance with Chapter 17.68 of the Banning Municipal Code and Government Code Sections 65353, 65854, 65090, and 65091, the Planning Department on August 12, 2026, gave public notice by mailing a public hearing notice to all property owners within a 300-foot radius of the project boundaries notifying said property owners of the September 2, 2026, Planning Commission meeting where the Commission would review Specific Plan Amendment No. 26-0001; and

WHEREAS, in accordance with Section 17.96.040 of the Banning Municipal Code and Government Code Sections 65353 and 65855, the Planning Commission conducted the duly noticed public hearing on September 2, 2026, at which time all interested persons had an opportunity to testify in support of, or opposition to Specific Plan Amendment No. 26-0001, and at which time the Planning Commission received public testimony

concerning Specific Plan Amendment No. 26-0001 and made a recommendation to the City Council.

NOW, THEREFORE, the Planning Commission of the City of Banning does hereby resolve, determine, find, and order as follows:

SECTION 1. RECITALS:

The preceding Recitals are true and correct and made a part of this Resolution.

SECTION 2. ENVIRONMENTAL DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) (Cal. Pub. Res. Code § 21000 et seq.), the State Guidelines (14 Cal. Code Regs. § 15000 et seq.), City Staff has determined that the proposed project does not require further environmental review in accordance with Section 15183 of the CEQA Guidelines. The proposed amendments to Table 3-1 to prohibit ICE Detention Facilities and Data Centers, and to limit BESS systems, remain consistent with the General Plan, the Sunset Crossroads Specific Plan and will not have a significant effect on the environment. Further, Specific Plan Amendment No. 26-0001 remains with the original Sunset Crossroads Specific Plan Environmental Impact Report that was certified by the City Council on March 10, 2026 (SCH No. 2021020011).

SECTION 3. SPECIFIC PLAN AMENDMENT FINDINGS OF FACT:

In accordance with Section 17.96.060 of the Banning Municipal Code, the Planning Commission is required to make four (4) findings to approve the proposed specific plan amendment. The Planning Commission of the City of Banning does hereby recommend that the City Council find and determine that Specific Plan, Amendment No. 26-0001, can be approved because the following required findings can all be met in the affirmative:

A: The proposed plan is consistent with the General Plan.

Evidence: The Specific Plan Amendment is consistent with the City's General Plan in that adding prohibited uses and limiting certain uses outlined in Table 3-1 will ensure the project will continue to avoid adverse impacts, while allowing economic growth opportunities and balancing land use, circulation, housing, and economic development priorities within specific plan project. Further, the amendment to Table 3-1 to prohibit ICE Detention Facilities and Data Centers, and to limit BESS systems will continue to support development and job creation opportunities within the specific plan area as encouraged and continue to align with policies related to walkability, infrastructure upgrades, and community amenities in the General Plan.

B: The proposed plan would not be detrimental to the environment, or to the public interest, health, safety, convenience, or welfare of the City.

Evidence: An Environmental Impact Report (EIR) was prepared and certified (SCH No. 2021020011) for the Sunset Crossroads Specific Plan project that identified potentially

significant impacts and included mitigation measures to reduce impacts to less than significant where feasible. The City Council determined that, with mitigation and overriding considerations, the plan would not be detrimental to the environment or public interest, health, safety, or welfare. The adopted Statement of Overriding Considerations as allowed by CEQA guidelines maintains the projects' long-term economic and community benefits. Additionally, consistent with state law requirements, the approved Specific Plan achieves a comprehensive plan for land use, circulation and infrastructure within the specific plan area and surrounding area to ensure the project accommodates necessary utilities and services to protect the public interest, health safety, convenience and welfare.

C: The subject property is physically suitable for the requested land use designation(s) and the anticipated development(s).

Evidence: The property continues to be physically suitable for the intended permitted and conditionally permitted land uses. The site is largely undeveloped, has appropriate access to major roadways, and will be served by necessary infrastructure improvements (e.g., sewer, water, streets). The project underwent geotechnical, hydrology, and environmental analyses, during the EIR review, that confirmed suitability for the scale and type of development. The proposed amendment will prohibit and limit incompatible land uses that are not physically suitable for the Plan area.

D: The proposed plan amendment shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Evidence: The Sunset Crossroads Specific Plan project design reflects desirable and compatible land uses and features, incorporating landscaping, architectural standards, buffers, and traffic planning. Adjacent uses include residential, commercial, and institutional land uses, and the project includes transitions in use intensity and design to ensure compatibility. The proposed amendment will prohibit and limit incompatible land uses that are inconsistent with the desirable character of the Plan area and the surrounding neighborhood.

SECTION 4. PLANNING COMMISSION ACTION:

Based on the foregoing recitals, and finding of facts, and the entirety of the administrative record, the Planning Commission hereby adopts PC Resolution No. 2026-03 recommending City Council approval of Specific Plan Amendment No. 26-0001 to amend Table 3-1 of the Sunset Crossroads Specific Plan to prohibit ICE Detention Facilities and Data Centers in the General Commercial and Industrial land use districts, and to limit Battery Energy Storage Systems (BESS) as illustrated in Exhibit A of this Resolution (Amended Table 3-1).

SECTION 5. EFFECTIVE DATE OF APPROVAL:

This Planning Commission Resolution No. 2026-03 recommending approval of the proposed Specific Plan Amendment No. 26-0001 is contingent upon approval of Ordinances Nos. 1618, 1619, and 1620 by the electorate which are subject to a referendum vote on November 3, 2026. It is recommended that if ballot Measures U, V, and W all receive a majority “Yes” vote, then the City Council approval of the proposed Specific Plan Amendment No. 26-0001 should become effective 15 days after certification of the November 3, 2026, election. It is also recommended that should the Measures receive a majority “No” vote, then the City Council approvals of Specific Plan Amendment No. 26-0001 should be null and void.

PASSED, APPROVED AND ADOPTED this 2nd day of September, 2026.

Chris Castorena, Chair
City of Banning

ATTEST:

Cheryl Santello, Recording Secretary
City of Banning

APPROVED AS TO FORM:

Robert Patterson, Assistant City Attorney
SBEMP

CERTIFICATION:

I, Cheryl Santello, Recording Secretary for the City of Banning Planning Commission, do hereby certify that the foregoing PC Resolution No. 2026-03, was duly adopted by the Planning Commission of the City of Banning, California, at a regular meeting thereof held on the 2nd day of September 2026, by the following, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cheryl Santello, Recording Secretary
City of Banning, California

EXHIBIT A
Sunset Crossroads Table 3-1

Table 3-1 Permitted, Conditionally Permitted, Ancillary, and Prohibited Uses

USE LEGEND: P: PERMITTED BY RIGHT C: CONDITIONAL USE A: ANCILLARY X: PROHIBITED			
Use	General Commercial (Planning Area 1)	Industrial (Planning Areas 2, 3, 4, 5, 6, 7, 89 & 10)	Notes
Recreation, Education, and Public Assembly			
Go-Cart racetrack	P	X	
Billiard parlors/pool halls	C	X	
Religious Facilities	C	C	
Community centers	C	X	
Day care centers	P	A	
Health/fitness facilities	P	A	
Indoor recreation centers	P	X	
Libraries	P	P	
Membership organization facilities	P	C	
Museums	P	C	
Outdoor commercial recreation	P	X	
Public parks, outdoor spaces, and playgrounds	P	X	
Recreational vehicle (RV) storage	X	P	
Sport facilities and outdoor public assembly	C	X	
Studios for dance, art, music, photography, etc.	P	C	
Theatres and meeting halls	C	C	
Retail Uses			
Accessory retail uses	P	P	
Alcoholic beverage sales, on- or off-site	C	X	
Amusement Halls/Pools Halls	C	X	
Antique stores	P	X	
Art galleries	P	X	
Auto, mobile home, and motor vehicle sales, with or without part sales, new and/or used	X	C	
Auto, mobile home, and motor vehicle part sales	X	X	
Bakeries, retail	P	X	
Bars and drinking establishments	C	X	
Certified farmers' markets	P	P	
Convenience stores, with liquor sales	C	X	
Convenience stores, no liquor sales	P	X	

EXHIBIT A

CHAPTER 3 | DEVELOPMENT STANDARDS

SUNSET CROSSROADS

SPECIFIC PLAN NO. 20-20000002

USE LEGEND: P: PERMITTED BY RIGHT C: CONDITIONAL USE A: ANCILLARY X: PROHIBITED			
Use	General Commercial (Planning Area 1)	Industrial (Planning Areas 2, 3, 4, 5, 6, 7, 89 & 10)	Notes
Department stores	P	X	
Drive-in/drive-through sales	C	X	
Drug stores	P	X	
Factory outlet centers	P	X	
Farm and ranch supply stores	P	X	
Furniture, furnishings, home equipment stores	P	X	
Gift shops	P	X	
Grocery stores, retail butchers and green grocers	P	X	
Hardware/lumber/building material stores	P	X	e.g., Ace Hardware, The Home Depot, etc. with corresponding ancillary outdoor storage for these uses.
Liquor stores (off-site consumption)	C	X	
Outdoor retail merchandise display and activities	C	X	
Pawn shops	X	X	
Pet stores and grooming	P	X	
Restaurants, no beer, wine or liquor sales	P	A	Ancillary to an industrial building i.e.: Cafeteria
Restaurants, serving beer, wine or liquor	P	A	Ancillary to an industrial building i.e.: Cafeteria
Restaurants, drive-in, take-out, fast food	P	A	Ancillary to an industrial building i.e.: Cafeteria
Retail stores, general merchandise	P	X	
Second hand/thrift stores	C	X	
Shopping centers, 15,000 square feet or more	P	X	
Warehouse or club stores (i.e., "Big box stores")	P	X	
Services			
Automatic teller machine (ATM), not at a bank	P	X	
Banks and financial establishments/services	P	X	
Barber shops and beauty shops	P	A	
Bed and breakfast establishments	C	X	
Business support/secretarial services	P	X	

USE LEGEND: P: PERMITTED BY RIGHT C: CONDITIONAL USE A: ANCILLARY X: PROHIBITED			
Use	General Commercial (Planning Area 1)	Industrial (Planning Areas 2, 3, 4, 5, 6, 7, 89 & 10)	Notes
Car wash	P	A	
Construction storage (indoor and/or outdoor)	X	C	
Drive-in and drive-through services	P	X	
Dry cleaning, retail	P	A	
Equipment rental yards	X	P	
Fortune-Telling	C	X	
Government offices	P	X	
Hookah and Smoking Lounges	C	C	
Hotels and motels, including extended stay	P	X	
Laundry, coin operated	P	X	
Massage Establishment	P	X	
Medical services, clinics and labs	C	X	
Professional offices	P	P	
Public parking	P	P	
Public utility and safety facilities	P	P	Including Fire Station, Reverse Osmosis Facility, Potable Water Reservoir, and Electrical Substation.
Real estate offices	P	X	
Repair and maintenance of consumer products	P	X	
Repair and maintenance of motor vehicles, including auto body	X	P	
Research and development facilities	X	P	
Storage, accessory, including self-storage	X	P	
Tattoo and Body Piercing Studios	C	X	
Travel Centers	P	X	Gas, Diesel, Electric, CNG, Car Wash, Retail/Fast Food
Urgent Care	P	X	
Vehicle Repair Facilities with or without eight (8) or fewer fueling stations [Automobile or Truck]	X	A	Limited to basic maintenance such as tire repairs, oil changes, and other minor non-engine vehicle maintenance.
Veterinary clinics, animal hospitals, grooming	P	X	
Manufacturing and Processing Uses			
Assembly from prefabricated parts or products	C	P	
Auto wrecking/parts salvaging	X	X	

EXHIBIT A

CHAPTER 3 | DEVELOPMENT STANDARDS

SUNSET CROSSROADS

SPECIFIC PLAN NO. 20-20000002

USE LEGEND: P: PERMITTED BY RIGHT C: CONDITIONAL USE A: ANCILLARY X: PROHIBITED			
Use	General Commercial (Planning Area 1)	Industrial (Planning Areas 2, 3, 4, 5, 6, 7, 89 & 10)	Notes
Bakeries, wholesale	X	P	Wholesale only, no small bakeries.
Breweries and distilleries	P	P	
Breweries and distilleries, with bar and/or restaurant in same building.	P	P	
Cabinet shops, carpentry, furniture manufacturing and assembly	X	P	
Ceramics manufacturing and assembly	X	P	
Cleaning and dyeing plants	X	C	
Contractor's storage yards	X	P	
Creameries and dairies	X	C	
Distribution	X	P	
Food products manufacturing	X	P	
Furniture and fixtures	X	P	
Garment and shoe manufacturing	X	P	
Ice and cold storage	X	P	Not including cooled/chilled or frozen/foods/products distribution facilities
Laundries and dry-cleaning plants	C	P	
Lumber yards	X	P	Primarily wholesale to the trade, limited retail sales, outdoor storage.
Machining, welding and blacksmithing	X	P	
Manufacturing facilities, light	X	P	
Manufacturing facilities, heavy	X	X	
Metal plating shops	X	X	
Mixed-use office/industrial	X	P	
Mixed-use industrial/commercial	X	P	
Packing plant	X	X	
Printing/publishing	P	P	
Recycling facilities	X	P	
Recycling—Reverse vending machines	P	P	
Sheet metal shops	X	P	
Stone and granite storage and sales	X	P	
Storage yard	X	P	
Tire recapping, retreading and storage	X	C	

EXHIBIT A

CHAPTER 3 | DEVELOPMENT STANDARDS

SUNSET CROSSROADS

SPECIFIC PLAN NO. 20-20000002

USE LEGEND: P: PERMITTED BY RIGHT C: CONDITIONAL USE A: ANCILLARY X: PROHIBITED			
Use	General Commercial (Planning Area 1)	Industrial (Planning Areas 2, 3, 4, 5, 6, 7, 8, 9, & 10)	Notes
Truck (commercial) repair, towing, parking, storage and service	X	P	
Trucking yard or terminal	X	P	
Warehousing	X	P	
Wholesaling	X	P	
Other Uses			
Commercial or telecommunications antennae	P	P	
Public utility facilities	P	P	Including Electrical Substation, Fire Station, Potable Water Reservoir, and Reverse Osmosis Water Treatment Facility
Cannabis Commercial Indoor Cultivation ⁴	X	C	
Cannabis Manufacturing Level 1 ⁴	X	C	
Cannabis Retailer ⁴	C	X	
Cannabis Testing Laboratory ⁴	X	C	
Cannabis Distribution Facility ⁴	X	C	
Plant nurseries, with on-site sales	P	X	
Plant nurseries, without on-site sales	C	X	
Commercial cargo/storage containers	C	P	
Additional Uses Not Listed in City's Ordinance			
Recreational Uses within fully enclosed building with ancillary outdoor activities.	P	P	
Linen and Uniform Supply	X	P	
Battery Energy Storage System (BESS)	X	P	<u>Permitted exclusively to serve project energy use when required by California Building Code. Otherwise, prohibited.</u>
Distribution warehouses, general warehouses, and e-commerce fulfillment centers, for dry goods	X	P	
Distribution warehouses, general warehouses, and e-commerce fulfillment centers for chilled, cooled, or frozen goods	X	P	
<u>Immigration and Customs Enforcement (ICE) detention facility</u>	<u>X</u>	<u>X</u>	
Industrial Robotics Manufacturing and Assembly	X	P	

EXHIBIT A

CHAPTER 3 | DEVELOPMENT STANDARDS

SUNSET CROSSROADS

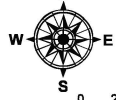
SPECIFIC PLAN NO. 20-20000002

USE LEGEND: P: PERMITTED BY RIGHT C: CONDITIONAL USE A: ANCILLARY X: PROHIBITED			
Use	General Commercial (Planning Area 1)	Industrial (Planning Areas 2, 3, 4, 5, 6, 7, 8, 9, & 10)	Notes
Data processing centers and data storage services	X	X P	<u>For purposes of this Specific Plan, data processing center is defined as a facility primarily used for the housing, processing, and storage of computer servers, networking equipment, and associated infrastructure to support enterprise, cloud, or internet-based computing services.</u>
Computer and electronic parts manufacturing and assembly	X	P	
Machinery manufacture	X	P	
Day/health spa	P	X	
Freeway Oriented Freestanding Signs ³	P	P	
Indoor Go Kart Racing Tracks	P	X	
Indoor Trampoline Parks and/or Indoor Obstacle Courses, Climbing Walls/Gyms	P	X	
Indoor, Man-made Surf and Wave Recreation	P	X	
Notes: ¹ Uses permitted within Planning Area 11 include a 5.0-acre public park, natural open space, trails, and landscaping. Planning Area 12 shall include open space areas which may include trails, as well as a possible Reverse Osmosis Facility Site and Fire Station site. ² Development within Planning Areas 13, 14, 15, 16, 17, 18, and 19 shall be limited to grading associated with drainage crossings by roadways and/or fuel modification activities. ³ Freeway Oriented Freestanding Signs are permitted within Planning Areas 1, 6, and 7 and may be constructed as electronic/digital message board pylon signs consistent with the Specific Plan Sign Program. ⁴ Subject to Banning Municipal Code Requirements: Chapters 5.33, 5.35, 17.53 and 17.54.			

VICINITY MAP

APN: 537-110-003 THROUGH -005, 537-110-011 THROUGH -014,
537-120-013, 537-120-025, AND 537-120-028 THROUGH -036

ZONE: General Commercial(GC), Low Density Residential(LDR), High Density Residential(HDR),
Medium Density Residential(MDR), Open Space - Parks(OS-P), Open Space - Resources(OS-R)



0 250 500 750 1,000
Feet

**PROJECT
LOCATION**



August 6, 2026

Matthew Bassi
Interim Community Development Director
City of Banning
Community Development Dept
99 E. Ramsey Street
Banning, CA 92220

Re: Justification Letter – Specific Plan Amendment

Dear Mr. Matthew Bassi,

NP Banning Industrial, LLC is submitting a Specific Plan Amendment Application to amend the Sunset Crossroad Specific Plan pursuant to a letter issued by NP Banning Industrial, LLC to Hon. Mayor and City Council of City of Banning on June 4, 2026.

The application is intended to modify Table 3-1 of the Sunset Crossroad Specific Plan to list Data Processing Centers, and Immigration and Customs Enforcement (ICE) detention facilities as prohibited uses under the Specific Plan. In addition, to limit Battery Energy Storage Systems (BESS) exclusively to serve project energy use when required by California Building Code and otherwise prohibit BESS in the Specific Plan.

The proposed project is consistent with the adopted General Plan and the Sunset Crossroad Specific Plan and is therefore exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines. The Specific Plan Amendment identifies the uses that are inconsistent with the other permitted and conditionally permitted uses in Table 3-1 and prohibits those uses accordingly.

Please contact us with any questions or comments.

Very truly yours,



Nathaniel Hagedorn

August 6, 2026

Matthew Bassi
Interim Community Development Director
City of Banning
Community Development Dept
99 E. Ramsey Street
Banning, CA 92220

Re: At-Risk Acknowledgment – Sunset Crossroads Specific Plan (Case No. SP 20-2002)

Dear Mr. Matthew Bassi,

On behalf of NP Banning Industrial, LLC ("Applicant"), and in connection with the submittal of Specific Plan Amendment application materials for the Sunset Crossroads Specific Plan project (the "Project"), Applicant submits this At-Risk Letter to acknowledge the following:

1. Applicant understands and acknowledges that the Project's entitlement approval is currently subject to a local referendum.
2. Applicant understands and acknowledges that the referendum will be decided at the midterm elections scheduled for November 3, 2026, and that the results are expected to be certified approximately thirty (30) days following the election.
3. As the Project applicant, Applicant expressly acknowledges that the outcome of the referendum may affect the development of the commercial site associated with the Project.
4. Applicant nonetheless elects to proceed with the submittal and processing of the Specific Plan Amendment Application, with full knowledge of the pending referendum and its potential impact on the entitlement approval and the future development of the Project. Applicant assumes all costs, delays, and other risks associated with continued processing during the pendency of the referendum and its certification.

Applicant respectfully requests that the City continue to process the Project resubmittal in parallel with the referendum proceedings. Please contact the undersigned with any questions.

Very truly yours,



Nathaniel Hagedorn

THE PRESS-ENTERPRISE

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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@scng.com

Mark Staples
99 E Ramsey St
Banning, CA 92220

Account Number: 5272431
Ad Order Number: 0011806521
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 08/12/2026
Total Amount: \$758.45
Payment Amount: \$0.00
Amount Due: \$758.45
Notice ID: T6wN6vl4b3dSYdqO8fiG
Invoice Text: CITY OF BANNING NOTICE OF PUBLIC HEARING BEFORE THE PLANNING
cOMMISSION NOTICE IS HEREBY GIVEN that the Planning Commission of the City
of Banning, California, will hold a public hearing on Wednesday, September 2, 2026,
to discuss the project described below. The Planning Commission meeting begins at
5:30 p.m., in the Council Chambers at City Hall, 99 East Ramsey Street, Banning, CA
92220. To observe the live meeting through your personal computer or smart phone
enter the following link: <https://banninglive.viebit.com> or view on the Banning
Government Channel on Cable Television. PROJECT TITLE/APPLICANT: SPECIFIC
PLAN AMENDMENT NO. 26-0001/NP BANNING INDUSTRIAL LLC PROJECT
DESCRIPTION: The purpose of this hearing is to consider an amendment to the
Sunset Crossroads Specific Plan Land Use Table 3-1, to prohibit data centers, battery
energy storage system (BESS) facilities, and ICE detention facilities as they are
inconsistent with the permitted General Commercial and Industrial uses in Table 3-1
of the Sunset Crossroads Specific Plan. ENVIRONMENTAL DETERMINATION:
Pursuant to the California Environmental Quality Act (CEQA), the project is not
subject to the Guidelines Section per section 15183 as the project is consistent with
the General Plan and internally consistent with the Specific Plan as the proposed
prohibited uses are inconsistent with the permitted uses in Table 3-1 of the Sunset
Crossroads Specific Plan; and the project is consistent with the adopted
Environmental Impact Report for the Sunset Crossroads Specific Plan (SCH No.
2021020011) REVIEW OF PROJECT INFORMATION : The proposed application,
site plan, and related documents are available for public review by contacting the

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pe.com

The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

Mark Staples
99 E Ramsey St
Banning, CA 92220

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011806521

FILE NO. 0011806521

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/12/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: August 12, 2026.

At: Riverside, California



Signature

CITY OF BANNING

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Banning, California, will hold a public hearing on Wednesday, September 2, 2026, to discuss the project described below. The Planning Commission meeting begins at 5:30 p.m. In the Council Chambers at City Hall, 99 East Ramsey Street, Banning, CA 92220. To observe the live meeting through your personal computer or smart phone enter the following link: <https://banninglive.vieblf.com> or view on the Banning Government Channel on Cable Television.

PROJECT TITLE/APPLICANT:
SPECIFIC PLAN AMENDMENT
NO. 26-0001/NP BANNING
INDUSTRIAL LLC

PROJECT DESCRIPTION:
The purpose of this hearing is to consider an amendment to the Sunset Crossroads Specific Plan Land Use Table 3-1, to prohibit data centers, battery energy storage system (BESS) facilities, and ICE detention facilities as they are inconsistent with the permitted General Commercial and Industrial uses in Table 3-1 of the Sunset Crossroads Specific Plan.

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act (CEQA), the project is not subject to the Guidelines Section per section 15183 as the project is consistent with the General Plan and internally consistent with the Specific Plan as the proposed prohibited uses are inconsistent with the permitted uses in Table 3-1 of the Sunset Crossroads Specific Plan; and the project is consistent with the adopted Environmental Impact Report for the Sunset Crossroads Specific Plan (SCH No. 2021020011)

REVIEW OF PROJECT INFORMATION : The proposed application, site plan, and related documents are available for public review by contacting the Community Development Department during normal business hours (Monday – Friday, 8:00am to 5:00pm) by telephone at (951) 922-3125.

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing:

• You may provide oral comments at the in-person hearing. Agendas are available at least 72 hours in advance of the meeting online: https://banningca.granicus.com/ViewPublisher.php?view_id=1
• Written comments may be submitted to the Planning Commission by email at csantello@banningca.gov or letter to the address below. Transmittal

prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission as soon as practicable and retained for the official record.

Matt Bassi, Interim Community
Development Director
PO Box 998
99 E. Ramsey St
Banning, CA 92220

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing (Government Code Section 65009[b](2)).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at 951-822-3125. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Si necesita ayuda con esta carta, por favor llame a la Ciudad de Banning y puede hablar con Sandra Calderon, teléfono (951) 922-3125.

BY ORDER OF THE
COMMUNITY DEVELOPMENT
DIRECTOR OF THE CITY OF
BANNING, CALIFORNIA.
Mark Staples
Planning Manager
Dated: August 6, 2026
Publish: August 12, 2026
The Press-Enterprise
Published: 8/12/26