

**Public Notice – 401 Certification/Dredged Or Fill Waste Discharge Requirements
Application**

Date:

March 22, 2024

Applicant:

Michael Masterson, Project Manager
Northpoint Development LLC
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Duly Authorized Representative:

Logan Fitch, Development Manager
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Project Name:

Sunset Crossroads Banning Project, City of Banning, Riverside County, California
WDID No. 7A333272001, RM 455396, Place ID 891672

Receiving Water(s):

Whitewater River, Pershing Creek, Smith Creek, Highland Wash

Location:

City or Area:

The project site is located within the City of Banning and portions of unincorporated Riverside County, California. The project area is located south of Interstate 10 (I-10), north of Bobcat Road, west of Sunset Avenue, east of Highland Home Road.

Latitude/Longitude:

33.91748 °N, -116.921112 °W

Section, Township, Range:

Section 28, Township 2 North, Range 4 West

Project Description:

The Applicant is proposing to develop a 533.8-acre site for mixed uses, including medical/professional offices, educational uses, recreational uses, commercial uses, and a travel center. The development will include a 125-room hotel on 47.9 acres, and up to 5,545,000 square feet of industrial uses on 392.0 acres. The project will increase impervious surfaces with streets, access drives, paved parking areas, and building

footprints. Landscaped slopes and parking medians will be incorporated to reduce the overall impervious surface ratio.

The Project site is located within an undeveloped open grassland valley where two main creeks flow: Smith and Pershing Creek. These creeks continue to flow until they flow into the San Geronio River and ultimately join the Whitewater River.

The Project will result in 0.99 acres (1,808 linear feet) of permanent impacts to jurisdictional waters of the state. No temporary impacts are anticipated.

Anticipated Project Start and End Dates:

January 1, 2024 – December 31, 2031 (84 months)

US Army Corps of Engineers Nationwide Permit Number(s):

N/A

Action:

Pending

Water Board Contact:

Logan Raub, Senior Environmental Scientist

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Email: Logan.Raub@waterboards.ca.gov