AGENDA

CITY COUNCIL - SPECIAL MEETING (WORKSHOP)
CITY OF BANNING, CALIFORNIA

February 24, 2026
4:00 p.m.
In Chambers

Council Chambers
99 E. Ramsey Street
Banning, CA 92220

The following information comprises the agenda for the special meeting of the Banning City Council, a joint meeting of the City Council and Banning Utility Authority, and the Banning City Council sitting in its capacity as the Banning Successor Agency Board.

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).*

To observe and participate in the online video portion of the meeting through your personal computer or device, follow this link:
https://us02web.zoom.us/j/82012644588?pwd=RwqtJC8xehLDKZvr3LEKOf9u8uP2pt.1

Dial in: +1 669 900 9128

Meeting ID: 820 1264 4588
Password: 92220

Per the City of Banning Manual of Procedural Guidelines, matters taken up by the Council before 10 p.m. may be concluded, but no new matters shall be taken up except upon a majority vote of the council members present and voting. Such an extension shall only be valid for one hour and each hour thereafter shall require a renewed action for the meeting to continue.

1. CALL TO ORDER

2. PUBLIC COMMENTS - ***Agenda Items Only***

3. WORKSHOP

3.1 Presentation by Loma Linda University on a Planned Entitlement Submittal for the Mission Heights Specific Plan to Establish Residential Development within a Portion of the Banning Bench Area on Approximately 785 Acres of Land.
This is an information item ONLY, No action will be taken
Recommendation: Receive and file.

4. ADJOURNMENT

Zoom Community Standards for Public Meetings

By participating in this meeting on Zoom, you are agreeing to abide by the City of Banning's Community Standards for Public Meetings. Zoom attendees that fail to adhere to these standards may be removed from the meeting room.

- 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

Al participar en esta reunión en Zoom, usted acepta cumplir con los Estándares Comunitarios para Reuniones Públicas de la ciudad de Banning. Los que atienden por Zoom que no cumplan con estos estándares pueden ser retirados de la sala de reuniones.

- 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 24 hours in advance of the meeting.

Vickie Sellers

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 City Council 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 City Council 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 City Council 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 City Council 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 City Council, 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.

¿Necesita servicios de traducción para participar? Contacto Oficina del Secretario de la Ciudad.

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:	**CITY COUNCIL**
FROM:	**Art Vela, Interim City Manager**
PREPARED BY:	**Mark Staples, Planning Manager**
MEETING DATE:	**February 24, 2026**
SUBJECT:	**Presentation by Loma Linda University on a Planned Entitlement Submittal for the Mission Heights Specific Plan to Establish Residential Development within a Portion of the Banning Bench Area on Approximately 785 Acres of Land.** *****This is an information item ONLY, No action will be taken*****

RECOMMENDATION:

Receive and file.

BACKGROUND:

Dating back to the early 1990s, a series of proposals and plans for the development of a portion of the Banning Bench area were considered by the City. Loma Linda University ("University") owns land within the Banning Bench area located east of Sunset Avenue, west of Bluff Street and San Gorgonio River and north of Wilson Street. On July 8, 1995, the City initially approved a Development Agreement and Pre-annexation for the University's land within and adjacent to the City's boundary requiring annexation (Ordinance 1178). In 2005, the City considered additional entitlement applications to allow 944 residential units, commercial and public uses on 600 acres of the University's property, ultimately certifying an Environmental Impact Report (EIR) and approving the applications (Council Resolutions 2005-08, 2005-105, 2005-106 and 2005-107; and Ordinance 1331).

The University has plans to submit new entitlement applications to the City and will provide an introduction on the conceptual plans to the City Council at its Special Meeting Workshop on September 23, 2025. A similar introduction was held at a City Council workshop on August 27, 2024, and since that time the Applicant has assembled its consultant team to prepare technical studies and application materials. The workshop on September 23, 2025 will also provide an opportunity for input from the public after the presentation.

The below information was provided by the Applicant, and additional information will be provided during the oral presentation on September 23, 2025.

Property Owner:
Loma Linda University
11145 Anderson Street, Suite 203
Loma Linda, CA 92350
Attention: Mr. Greg Nelson

Applicant:

Southridge Park SC
86 Calle Sol
San Clemente, CA 92672
Attention: Mr. Ocie Vest

Project Description:
Mission Heights is a 785 acre site located north of Wilson Avenue and East of Sunset Avenue and is currently an undeveloped tract of land with an active horse and cattle grazing operation on-going. The property is located on a geologic formation known as the Banning Bench which sits below the San Bernardino Mountain Range providing views of the City of Banning. The property is being proposed as a master planned residential community which is expected to include a wide range of residential products, amenity centers, view parks, trails and an elementary school site all designed to fit within the overall context of the City of Banning General Plan.

Project Boundary Map:
Please see attached for a boundary exhibit showing the 785 acres with an aerial photograph background for context.

JUSTIFICATION:

This is an Applicant/Owner initiated proposal. However, as requested by City Council during the past year, staff scheduled this item for a Council Special Meeting/Workshop to allow a forum for receiving an introduction/update on a significant land development project of interest in the City. Additionally, formal applications are not yet filed with the City and future meetings and public hearings will occur.

FISCAL IMPACT:

Unknown at this stage.

ALTERNATIVES:

N/A.

BUDGETED?:

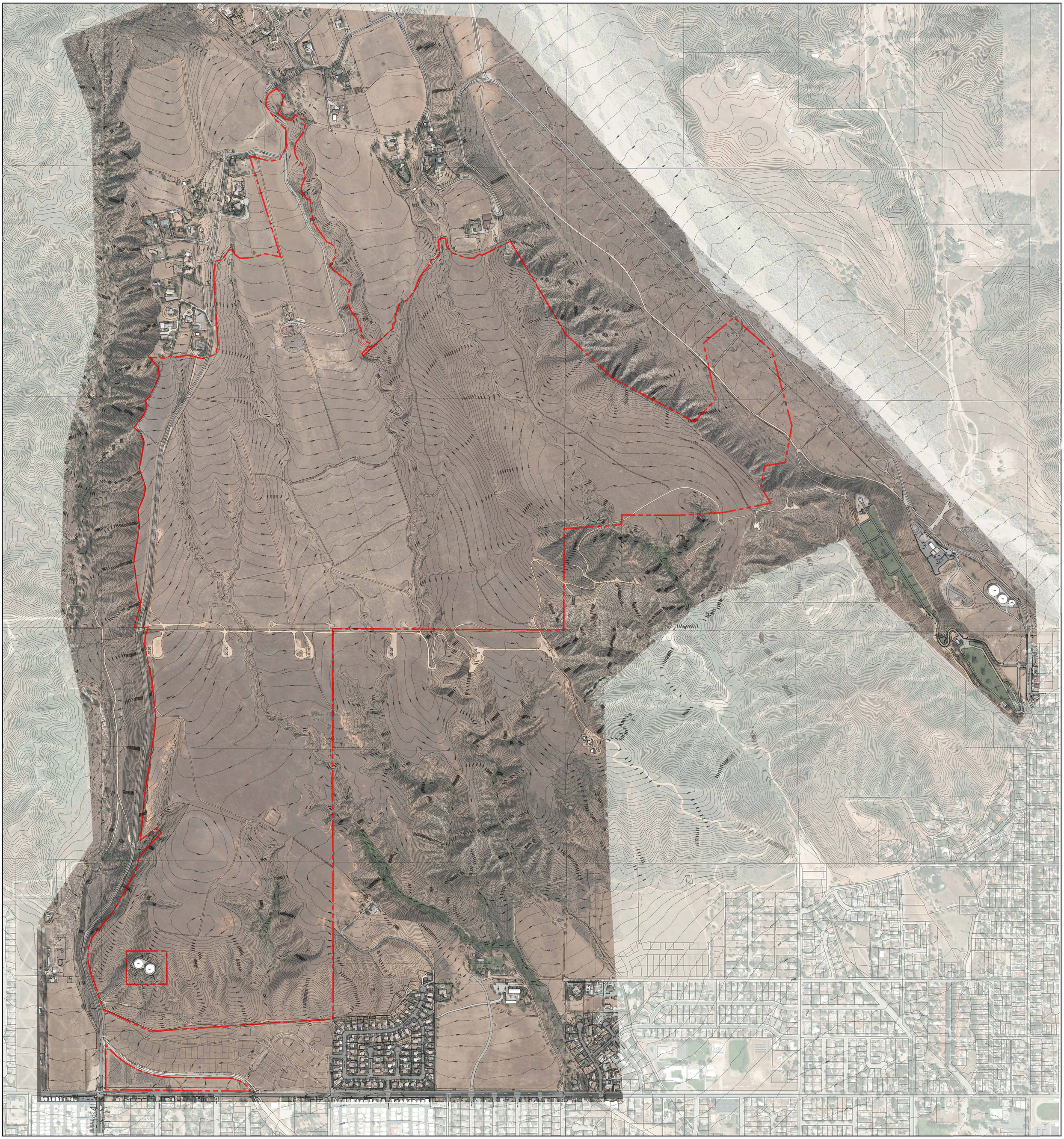
No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. Loma Linda University Project Boundary



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September 18, 2025

BOUNDARY

MISSION HEIGHTS