



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Robert Fisher, Acting City Manager

PREPARED BY: David Newell, Community Development Director

MEETING DATE: March 25, 2025

SUBJECT: Receive and File Update on KB Homes Project, Vista Robles, and Impacts to Saint Boniface School Site

RECOMMENDATION:

Receive and file.

BACKGROUND:

At its March 11, 2025 regular meeting, the City Council directed staff to provide information on the status of construction impacts of the Vista Robles residential project on the Saint Boniface School site. KB Homes is currently constructing the Vista Robles project, which consists of 143 single-family residential homes located north of Gilman Street and west of Wytes Way. The project received land entitlements from the City as follows:

- April 3, 2024 - Planning Commission adopted Resolution 2024-06, approving the Design Review Application (Case DR 24-0026) for the architecture and design of the homes.
- December 11, 2018 - City Council adopted Resolution 2018-149, approving the Tentative Tract Map Application (TTM 33540) for a revised subdivision map reducing the number of lots from 171 to 143.

Additional information on the above approvals is included in the attached 2024 Planning Commission Staff Report.

The project site includes a known resource, Saint Boniface School. Chapter IV (Environmental Resources) of the General Plan identifies that, "the St. Boniface Indian School was built in 1889 on 80 acres purchased by the Bureau of Catholic Indian Missions." Program 2.D of this Chapter states that, "should development be proposed, extensive analysis of the site shall be conducted, and mitigation proposed, to document its historic significance."

Prior to approving the aforementioned entitlements, the City prepared an Initial Study to evaluate all impacts associated with the project in accordance with requirements in the California Environmental Quality Act (CEQA). The Initial Study analyzed project impacts to air quality, biological resources, cultural resources, transportation, among other categories listed in Appendix G of the CEQA Guidelines. Part of the CEQA process involves a formal consultation process with recognized tribes, pursuant to Assembly Bill 52 (AB 52). The consultation process requires formal notice from the City to tribal governments identified by the Native American Heritage Commission, a State Agency that identifies, catalogs, and protects Native American cultural resources. The notice to the tribes requests formal consultation on a proposed project to ensure any culturally significant impacts are mitigated. For the subject project, the City complied with AB 52 and has mitigated impacts to culturally significant resources, including the St. Boniface Site, with any of the recognized tribe(s) seeking consultation. The project is conditioned to mitigate impacts to the resource, including conveying land to the Morongo Band

of Mission Indians, installing fencing around protected areas and other measures that were identified during the consultation process. However, the City is unable to disclose the location of any tribal resources to members of the public, pursuant to California Public Resources Code Section 5097.9 and the California Code of Regulations Section 15120(d).

JUSTIFICATION:

The Community Development Department will ensure compliance mitigation requirements to resources, as required by CEQA.

FISCAL IMPACT:

None.

ALTERNATIVES:

Provide alternative direction to staff.

BUDGETED?:

No

CONTRACT/AGREEMENT:

No

ATTACHMENTS:

1. [2024 Planning Commission Staff Report - Vista Robles by KB Homes](#)
2. [PC Resolution 2024-06 Vista Robles Design Review](#)
3. [CC Resolution No 2018-149 Vista Robles TTM](#)
4. [AB 52 Technical Advisory](#)