



## CITY OF BANNING STAFF REPORT

**TO:** CITY COUNCIL

**FROM:** Arturo Vela, Interim City Manager

**PREPARED BY:** David Newell, Community Development Director

**MEETING DATE:** September 23, 2025

**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.

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### **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](#)