Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Pioneer Park Specific Plan Project

Lead Agency: City of Redlands | Contact Person: Kevin Beery
Mailing Address: P.O. Box 3005, Redlands, CA | Phone: (909) 798-7555
City: Redlands | Zip: 92373-1505 | County: San Bernardino

Project Location: County: San Bernardino | City/Nearest Community: Redlands
Cross Streets: Pioneer Avenue and Tennessee Street | Zip Code: 92374
Longitude/Latitude (degrees, minutes and seconds): 34 ° 04 ′ 44.62 ″ N / 117 ° 11 ′ 50.2 ″ W Total Acres: 35.3
Assessor's Parcel No.: 0167-091-09 through -12 | Section: 00 | Twp.: 1 South | Range: 3 West | Base: SBPM
Within 2 Miles: State Hwy #: SR 38, SR 210, I-10 | Waterways: Santa Ana River
Airports: SBIA | Railways: Metrolink | Schools: Citrus Valley HS, Clement Middle School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: SPA

Development Type:

☐ Residential: Units 282 Acres 35.31
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☐ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/ Special Development District (EV/SD)/ Commercial(C)

Project Description: *(please use a separate page if necessary)*

See Attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 8	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 8
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
X	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 6	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date June 9, 2026 Ending Date July 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions
Address: 3333 Micehlson Dr Suite 500
City/State/Zip: Irvine/CA/92612
Contact: Brady Connolly
Phone: 949-794-1180

Applicant: Redlands Pioneer Partners, LLC
Address: 4350 Von Karman Avenue, Suite 200
City/State/Zip: Newport Beach/Ca/92660
Phone: 714-624-7539

Signature of Lead Agency Representative: Kevin Beary **Date:** 6/9/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description Summary

The Pioneer Park Project ("Project") involves a request for the following legislative approvals: an amendment to the General Plan, which would change the land use designation of the Project site from "Commercial" to "Medium Density Residential"; an amendment to Specific Plan No. 40 ("East Valley Corridor Specific Plan"), which would remove the Project site from the Specific Plan area; establishment of Specific Plan No. 67 ("Pioneer Park Specific Plan"), which would designate the site for residential development; and a Change of Zone, which would change the Zoning Map designation of the Project site from "East Valley Corridor Special Development (EV/SD)" to "Specific Plan No. 67."

The Pioneer Park Specific Plan would divide the Project site into two land use districts: a Single-Family Residential district encompassing 30.56 acres with an allowed density range of eight to nine dwelling units per acre, and a Multiple-Family Residential district encompassing 0.42 acres with an allowed density range of 16 to 17 dwelling units per acre; overall, the Specific Plan would allow for the development of up to 275 single-family residences and seven multi-family units, for a total of 282 dwelling units. In addition to establishing land use designations, the Specific Plan would establish standards, land use regulations, design criteria and infrastructure plans for development in the plan area.

The request for the legislative approvals is accompanied by a request for approval of Tentative Tract Map No. 20797, which is a subdivision proposal to: vacate the existing segment of Tennessee Street traversing the project site; dedicate a new segment of New York Street along the east side of the site; subdivide the site into 255 lots ranging in size from 2,006 to 6,256 square feet (2,737 square feet on average) for single-family residential development, one 0.41-acre lot for multi-family residential development, and 13 lettered lots totaling 4.54 acres for open space and storm water treatment; and dedicate approximately 8.62 acres as public right-of-way for street purposes. The residential density proposed by the tentative map is consistent with permitted densities set forth by the Pioneer Park Specific Plan.