



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Sacramento, California 95826-3200
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 12, 2026

Kevin Beery
Senior Planner
City of Redlands
P.O. Box 3005
Redlands, CA, 92373-1505
kbeery@cityofredlands.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE PIONEER PARK SPECIFIC
PLAN PROJECT DATED JUNE 5, 2026, STATE CLEARINGHOUSE NUMBER
[2026060272](#)

Dear Kevin Beery,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Pioneer Park Specific Plan Project (Project). The Project comprises of (1) an amendment to the General Plan to change the land use designation of the Project site from "Commercial" to "Medium Density Residential"; (2) an amendment to Specific Plan No. 40 ("East Valley Corridor Specific Plan") to remove the Project site from the Specific Plan area; (3) the establishment of Specific Plan No. 67 ("Pioneer Park Specific Plan") to designate the site for residential development; and (4) a Change of Zone to change the Zoning Map designation of the Project site from the East Valley Corridor Special Development to Specific Plan No. 67. 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. Based on a review of aerial photographs, the subject property appears to have been historically used for agricultural purposes.

There is a potential that agricultural chemicals, such as pesticides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several Contaminants of Concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing, loading, and storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

3. The City of Redlands should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of Redlands address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a [self-certified local agency](#), DTSC, or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant [Regional Brownfield Coordinator](#) for your Project.

DTSC appreciates the opportunity to comment on the MND for the Pioneer Park Specific Plan Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [CEQA Review email](#) for additional guidance.

Sincerely,



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HWMP-Permitting Division – CEQA Unit
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Kevin Beery
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cc: (via email)

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