

CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
IN ACCORDANCE WITH CEQA**

To: San Bernardino County Clerk of the Board
385 North Arrowhead Avenue
San Bernardino, CA 92415

and

Office of Land Use and Climate Innovation
State Clearinghouse
1400 10th Street
Sacramento, CA 95814

From: City of Redlands, Development Services Department
P.O. Box 3005, Redlands, CA 92373

Subject: Filing of Notice of Intent to adopt a Mitigated Negative Declaration document in compliance with CEQA Guidelines Section 15072.

Project Title: Pioneer Park Project (General Plan Amendment No. 150, Specific Plan No. 40 Amendment No. 56, Specific Plan No. 67, Zone Change No. 483, and Tentative Tract Map No. 20797)

<u>To be assigned</u>	<u>Kevin Beery, Senior Planner</u>	<u>(909) 798 – 7555</u>
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Project Applicant:
Redlands Pioneer Partners, LLC

Project Location

The project area encompasses approximately 35.3 gross acres located east of Route 210, north of West San Bernardino Avenue, south of West Pioneer Avenue, and west of Tract No. 20257. APNs: 0167-091-09-0000, 0167-091-10-0000, 0167-091-11-0000, 0167-091-12-0000, and part of 0167-141-13-0000.

Project Description

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.

The Project site is not on a list compiled pursuant to California Government Code Section 65962.5 (Cortese List).

Public Review Process

This is to advise that an Initial Study has been prepared in accordance with the CEQA Guidelines, there is no substantial evidence of any potentially significant environmental effects from the proposed Project, and the City of Redlands has determined that a Mitigated Negative Declaration (MND) is the appropriate CEQA environmental document for the proposed Project. After public review of the Initial Study is completed, the City Council may consider adopting an MND.

The Initial Study and MND document are available on the Planning Division website at <https://www.cityofredlands.org/post/environmental-documents>. The project plans and related documents are available for public review at the Planning Division counter located at 35 Cajon Street, Suite 20, Redlands, CA 92373, during regular business hours.

A Planning Commission public hearing for the Project has not been scheduled. Please contact the staff member below for further information about project status or a hearing date.

How to Submit Comments:

The Initial Study and MND will be available for public review and comment from June 9, 2026, to July 9, 2026. Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on July 9, 2026, to the Planning Division.

Written comments should be submitted via e-mail to: 'kbeery@cityofredlands.org'

Written comments may be mailed to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
P.O. Box 3005
Redlands, CA 92373

Written comments may be delivered to:
City of Redlands, Planning Division
Attn: Kevin Beery, Senior Planner
35 Cajon St., Suite 20
Redlands, CA 92373

**Deadline to submit public comments:
July 9, 2026, by 5:30 p.m.**

Kevin Beery
Signature

Kevin Beery
Name

Senior Planner
Title

June 9, 2026
Date