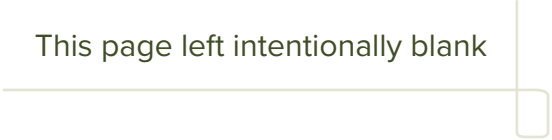


Pioneer Park Specific Plan

CITY OF REDLANDS, CA
PUBLIC REVIEW DRAFT | FEBRUARY 2026



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Acknowledgments

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Paul Barich, Council Member
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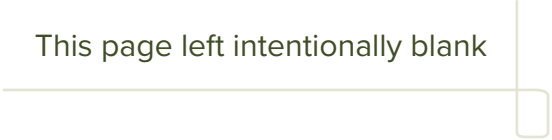
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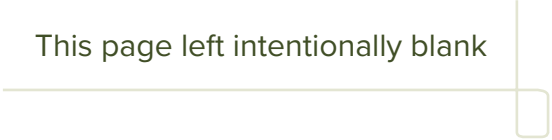
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1. Introduction



1. Introduction

1.1 Purpose and Intent

The Pioneer Park Specific Plan (PPSP) outlines a vision for the development of the Pioneer Park property, with a focus on land uses, development standards, and associated infrastructure improvements. The PPSP plans for a cohesive residential neighborhood with a variety of recreational features by customizing planning standards while remaining consistent with the City of Redlands General Plan goals for this area of the community. Under California Law (Govt. Code Sections 65450-65457), this Specific Plan provides a framework to apply regulations to achieve the desired community vision.

- A. A Specific Plan shall include text and exhibits which specify all of the following in detail:
1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support land uses described in the plan.
 3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
 5. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The PPSP has been prepared based on Specific Plan content requirements of the California Government Code Section 65451.

1.2 General Plan Consistency

A detailed analysis of the relationship of the PPSP to the City of Redlands General Plan is included in *Appendix B: General Plan Consistency*. The analysis discusses how the PPSP is consistent with goals and policies of the General Plan and its respective elements.

1.3 Relationship to Other City Policy Documents

The Redlands General Plan functions as a comprehensive guide that captures the City's long-term vision, outlining goals, policies, and strategies to direct its future development. This framework equips City staff and decision-makers with the tools to direct growth and transformation in a way that aligns with the City's overarching objectives. The Plan takes a multi-faceted approach to planning, addressing areas such as land use and urban design, housing, circulation and mobility, parks and open space, public safety, and infrastructure.

Adopted in 2017, the City of Redlands General Plan Land Use Element presents a vision for future development within the Specific Plan Area. The Specific Plan serves as a targeted framework to provide detailed guidance and regulation for development, ensuring that future projects adhere to the land use vision and established General Plan goals and policies.

The Pioneer Park property encompasses sites located within the East Valley Corridor Specific Plan (SP 40), which will be amended to remove this area from the existing specific plan in order to be placed into the PPSP. Upon adoption, the property will have a Medium Density Residential (MDR) General Plan land use designation and a Specific Plan (SP 67) Zoning Map Designation. Refer to *Exhibit 2-1: General Plan Land Use Designation* and *Exhibit 2-2: Zoning Map Designation*.



View looking east across the PPSP site

1.4 City Adoption Process

A specific plan is adopted by the City Council following review and recommendation from the Planning Commission. Both the Planning Commission, in an advisory capacity, and the City Council, in an approval role, have the authority to approve, deny, or modify a specific plan. Once approved, the specific plan implements the project site's land use designation.

1.5 Specific Plan Area

The PPSP consists of 35.31 gross acres of land and is located immediately to the east of Interstate 210 between West Pioneer Avenue and West San Bernardino Avenue, and to the west of Tract No. 20257, in the northwestern area of the City. The PPSP includes the following Assessor's Parcel Numbers (APNs): 016709109, 016709110, 016709111, and 016709112. Refer to Exhibit 1-1: Regional Map and Exhibit 1-2: Specific Plan Boundary.

Exhibit 1-1: Regional Map

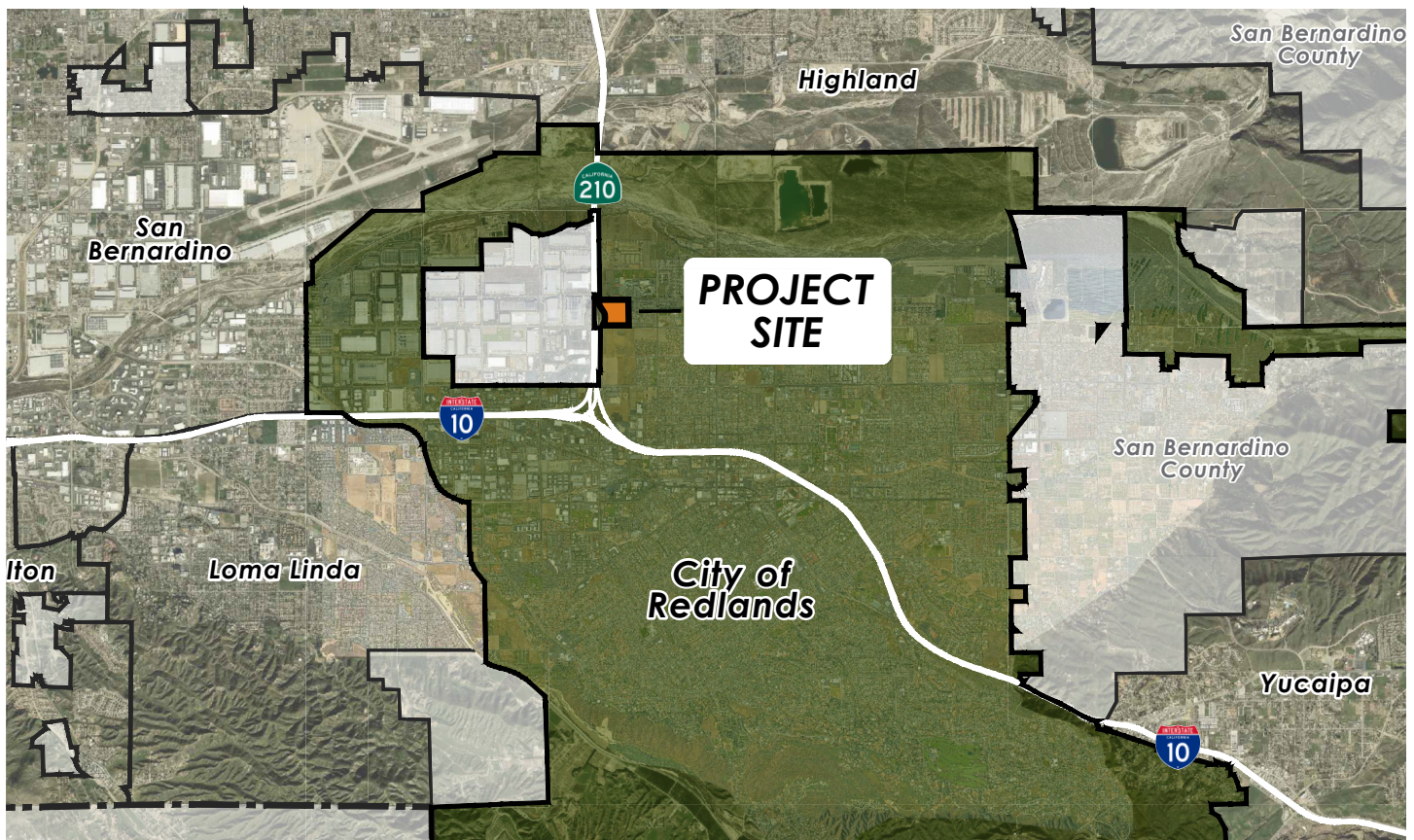
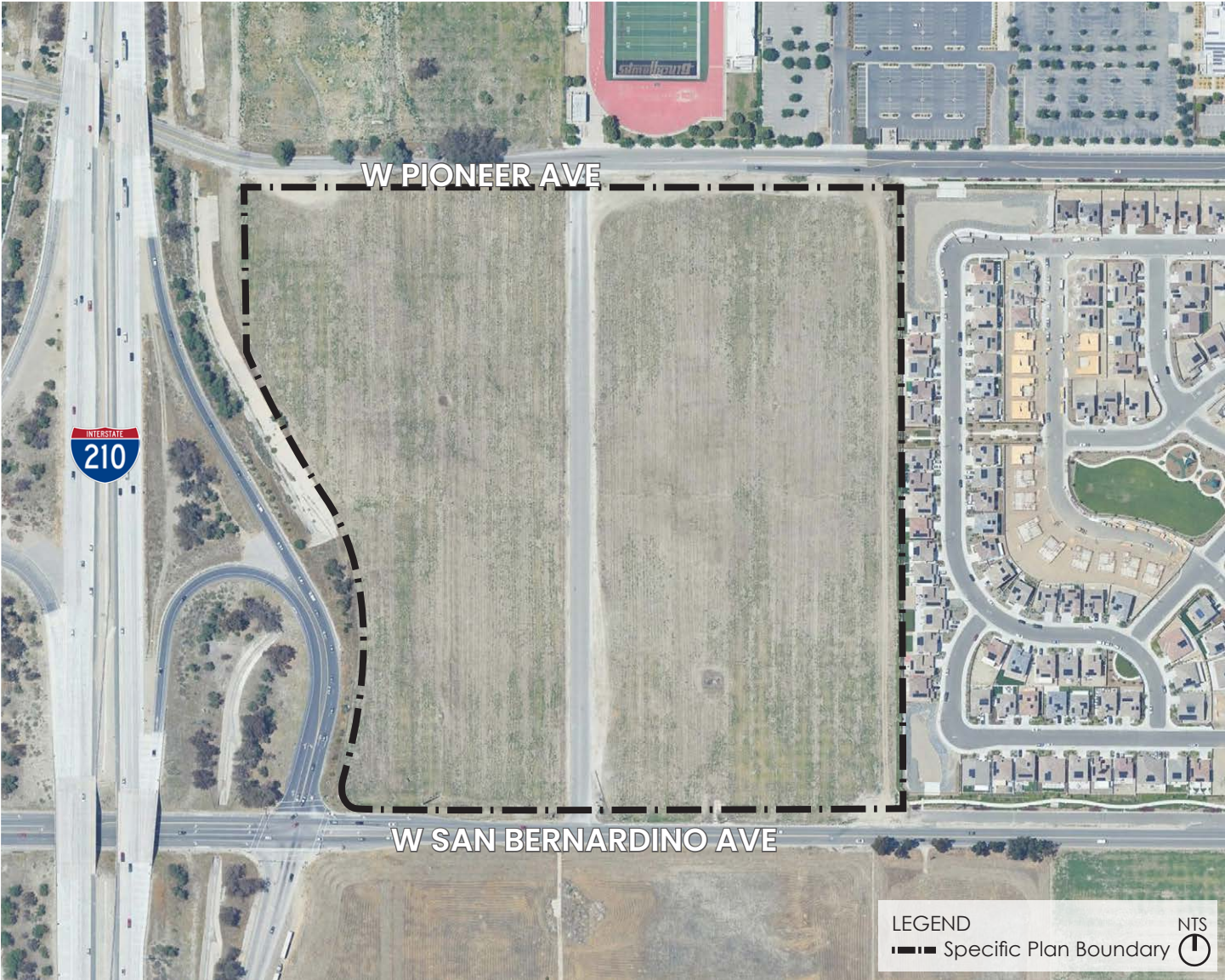


Exhibit 1-2: Specific Plan Boundary



1.6 Vision and Objectives

The vision for the PPSP is to create a thoughtfully designed residential neighborhood, offering a variety of housing options that seamlessly connect to open space and recreational areas. The site design arranges homes around private drives and motor courts with connections to common open space and recreational areas. Residential lots within the PPSP area are arranged in conventional small lot and motor court configurations with varying sizes and layouts. Each home includes private open space and connections to the sidewalk network and greater open space network. Parking is provided within individual garages, with on-street parking also available. Primary access to the project is through entries on West Pioneer Avenue, the proposed New York Street, and West San Bernardino Avenue. Refer to Exhibit 1-3: Conceptual Illustrative Site Plan.

The primary goal of the PPSP is to develop the Specific Plan area with complementary residential uses, aligning with the City's goal of enhancing the balance between jobs and housing by increasing the number of homes in the area. The following objectives will guide the design and character of the PPSP:

- **Diverse Housing Options.** *Provide a range of single-family and multiple-family homes to help meet the City's housing needs while also integrating a variety of product types to create a visually appealing neighborhood, offering diverse home options accommodating a wide range of lifestyles and needs.*
- **Sense of Arrival.** *Design entry drives to terminate into parks to create a strong visual focus and welcoming sense of arrival.*
- **Site Design and Orientation of Homes.** *Orient homes so that front porches face streets or open spaces when practical, creating enhanced streetscape presence or connection to open spaces.*
- **Walkability and Connectivity.** *Design pedestrian-friendly streets with sidewalks and closely connected blocks to encourage walking and make it easy for residents to navigate the neighborhood and adjacent community on foot.*
- **Neighborhood Amenities.** *Integrate neighborhood amenities including a centrally located recreational area, green belts, and two pocket parks to provide accessible and enjoyable outdoor spaces that promote healthy, active lifestyles for residents and visitors.*

Exhibit 1-3: Conceptual Illustrative Site Plan



1.7 Specific Plan Format

The PPSP is organized into five chapters and two appendices as follows:

Chapter 1: Introduction

This chapter provides an introduction and overview to the PPSP area and defines the legal authority provided under Government Code Section 65450-65457. The chapter also describes the project background, vision, and objectives.

Chapter 2: Land Use and Development Standards

This chapter stipulates permitted land uses and development standards applicable to the PPSP.

Chapter 3: Circulation and Mobility

This section focuses on the circulation and mobility networks that will support the future development within the PPSP.

Chapter 4: Infrastructure

This section describes the infrastructure systems and public services that will serve the future development within the PPSP.

Chapter 5: Administration and Implementation

This section describes the PPSP authority, implementation, development review process, and administrative procedures.

Appendix A: Design Guidelines

Appendix A provides guidance for the design of future homes to ensure consistency with the vision and objectives of the PPSP.

Appendix B: General Plan Consistency

Appendix B provides a detailed analysis demonstrating the relationship of the PPSP and how it achieves the goals and policies of the City of Redlands General Plan.

2. Land Use and Development Standards



2. Land Use and Development Standards

This chapter provides the permitted uses, development standards, and other zoning regulations that apply within the PPSP. All development within the Specific Plan boundary must comply with the requirements of the PPSP. If there is any conflict between the PPSP and the Redlands Municipal Code, the PPSP standards shall prevail. When the PPSP is silent on a particular matter, the relevant Redlands Municipal Code provisions shall apply. Where the language in this Specific Plan is undefined, the final interpretation and determination shall be made by the City's Director of Development Services; refer to *Chapter 5 - Administration and Implementation* for additional information.

2.1 General Plan Land Use Designation

The General Plan land use designation for the PPSP is Medium Density Residential (MDR), which allows for a range of single- and multiple-family housing types up to 15 dwelling units per acre (du/ac). Refer to *Exhibit 2-1: General Plan Land Use Designation*.

2.2 Specific Plan Zoning

The Zoning Map designation for the PPSP is Specific Plan (SP 67). Refer to *Exhibit 2-2: Zoning Map Designation*.

The PPSP zoning designations are depicted in *Exhibit 2-3: Pioneer Park Specific Plan Zoning Designations* and shall act as the implementing zoning for the PPSP area. It contains Single-Family Residential (PP-SFR) and Multiple-Family Residential (PP-MFR), as described further below.

Single-Family Residential (PP-SFR)

The purpose of the PP-SFR zone is to allow for the development of detached single-family residences, offering flexibility in accommodating traditional, small lot, and alley-loaded product types. Allowed density range of the PP-SFR zone is 8-9 du/ac.

Multiple-Family Residential (PP-MFR)

The purpose of the PP-MFR zone is to allow for the development of multiple-family apartments. Allowed density range of the PP-MFR zone is 16-17 du/ac.

Exhibit 2-1: General Plan Land Use Designation

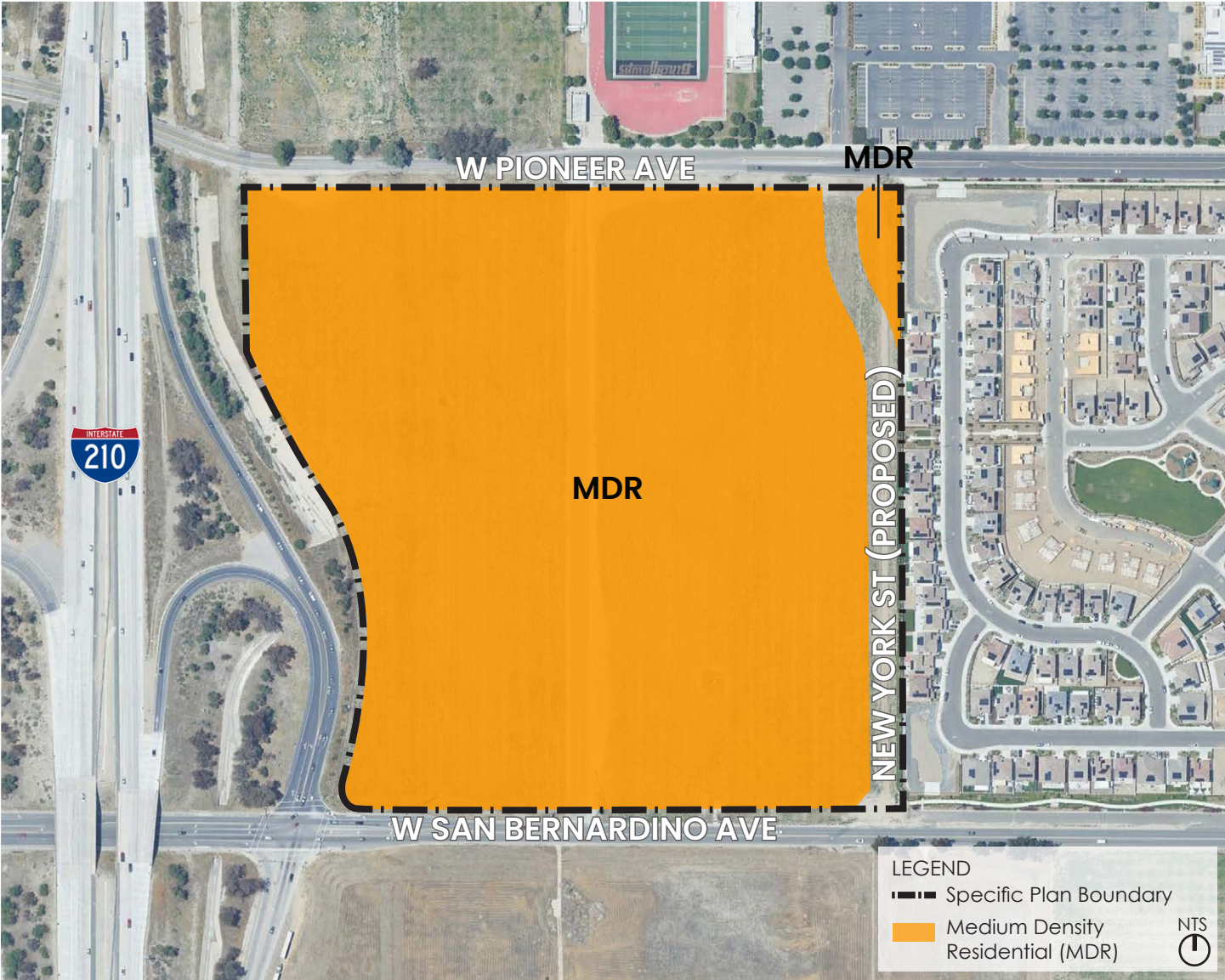


Exhibit 2-2: Zoning Map Designation

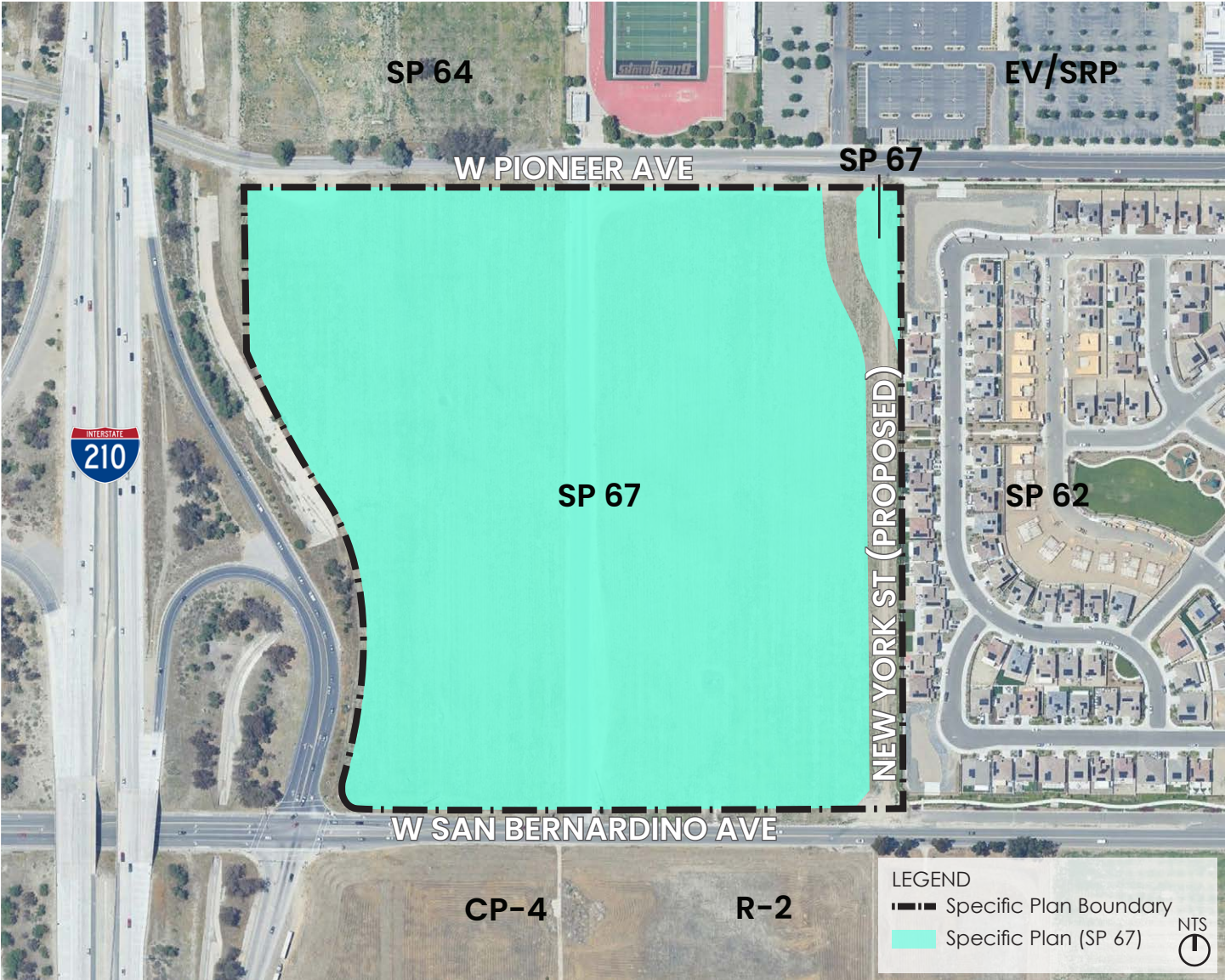
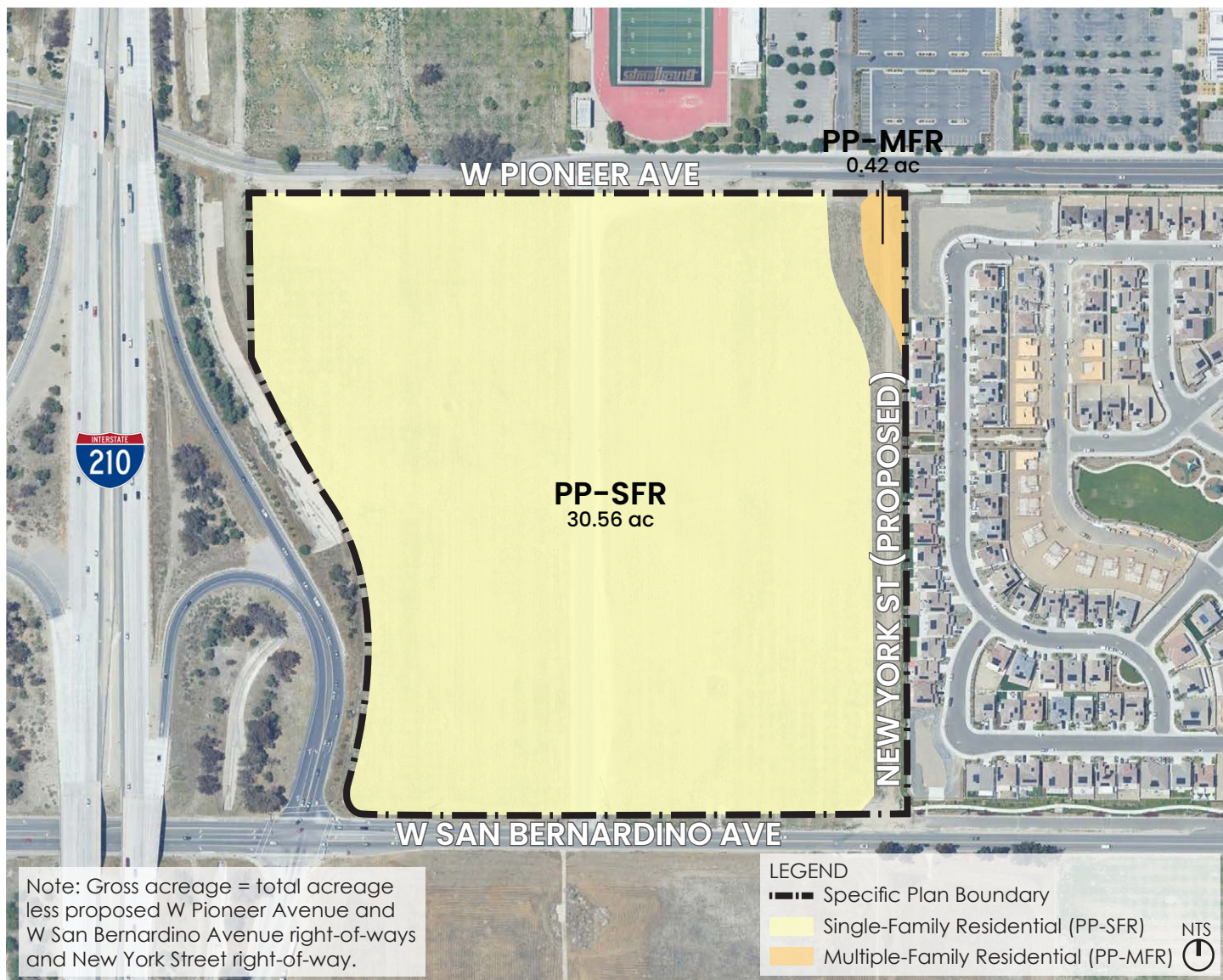


Exhibit 2-3: Pioneer Park Specific Plan Zoning Designations



2.3 Permitted Uses

Permitted uses by zone are identified in *Table 2.1a: Permitted Uses* and *Table 2.1b: Other Permitted Uses*.

Table 2.1a: Permitted Uses

	PP-SFR	PP-MFR	Notes
<i>Principal Use</i>			
Multiple-Family Dwellings	-	P	Of three (3) units or more, in either one (1) structure or a group of structures
Single-Family Dwellings	P	-	Not to exceed one (1) dwelling unit per parcel
<i>Accessory Use</i>			
Accessory Building	A	A	Such as a bathhouse, cabana, and storage shed
Accessory Dwelling Unit (ADU) or Guest House	A	A	Consistent with applicable State law
Garage or Carport	A	A	
Home Occupation	A	A	As defined in and subject to the requirements of the Redlands Municipal Code
Private Greenhouse or Horticultural Collection	A	A	Incidental to the residential use of the premises
Private Residential Recreation Court	A	A	Subject to Chapter 18.156 of the City of Redlands Municipal Code
Private Swimming Pool	A	A	As defined by the Uniform Building Code
Recreational Facilities ¹	A	A	Intended for use by the residents of a residential development and their guests, including playgrounds, tennis courts, athletic fields, equestrian facilities (subject to Chapter 18.156, Article XII for Private Residential Recreation Courts, of Title 18 in the Redlands Municipal Code, if applicable)
Small Family Day-Care Home, as an accessory use to a principal residential use ¹	A	A	Provided that the use complies with all of the standards defined in Section 18.156.610 of Title 18 of the Redlands Municipal Code.
P = Principal permitted use A = Accessory permitted use			

Table 2.1b: Other Permitted Uses

	PP-SFR	PP-MFR	Notes
<i>Principal Use</i> ¹			
Community Care Facility, Licensed, for up to six (6) persons	P	P	As defined in Title 18 (Chapter 18.08) of the Redlands Municipal Code
Employee Housing for up to six (6) persons	P	-	As defined in Title 18 (Chapter 18.08) of the Redlands Municipal Code
Employee Housing	-	P	As defined in Title 18 (Chapter 18.08) of the Redlands Municipal Code
Large Family Day-Care Home	CUP	CUP	Serving seven (7) to fourteen (14) children
Mobilehome Parks	CUP	CUP	Subject to the requirements of the Redlands Municipal Code
Supportive and transitional housing for up to six (6) people intended to serve the target population	P	-	As defined in Title 18 (Chapter 18.08) of the Redlands Municipal Code
Supportive and transitional housing intended to serve the target population	-	P	As defined in Title 18 (Chapter 18.08) of the Redlands Municipal Code
P = Principal permitted use CUP = Conditionally permitted use ¹ Per City of Redlands Resolution No. 8700			

2.4 Development Standards

Table 2.2: Development Standards identifies development standards by zone related to lot design, building height, setbacks, parking, private/common outdoor living space, and fence and wall height that apply to all development within the PPSP. Refer to *Exhibits 2-4* through *2-8* for Conceptual Lot Layouts.

Table 2.2: Development Standards

	PP-SFR	PP-MFR
Min./Max. Dwelling Units per Gross Acre ¹	8 - 9 du/ac	16 - 17 du/ac
Min. Lot Area	2,000 sf per dwelling unit	18,000 sf
Max. Lot Coverage	65%	35%
Min. Lot Depth	50 ft	No Minimum
Min. Lot Width	30 ft	No Minimum
Max. Building Height	2 1/2 stories or 35 ft	2 1/2 stories or 35 ft
Min. Setbacks ^{2,3}		
Front Yard ⁴	3 ft	15 ft
Side Yard	4 ft	10 ft
Street Side Yard ⁴	3 ft	10 ft
Rear Yard	10 ft	10 ft
Garage/Carport	3 ft or 18 ft	20 ft
Min. Off-Street Parking ⁵	2 covered spaces per unit	1.5 spaces per unit; plus 1 guest space per 2 units
Min. Private Outdoor Living Space	-	50 sf/unit
Min. Common Outdoor Living Space	200 sf/unit	200 sf/unit
Max. Fence and Wall Height		
Front Yard	3 ft	3 ft
Street Side Yard	6 ft	3 ft
Side/Rear Yard	6 ft; 8 ft allowed where required for fire protection	6 ft
Signage	Signage shall be permitted as per the provisions of the Redlands Sign Code	
Accessory Building	Accessory building development standards shall be as required by Chapter 18.20.160 (Accessory Buildings) of the Redlands Municipal Code. Except minimum separation distances from other buildings on the same site shall be per the building code.	

Notes:

¹ Gross acreage = total acreage less proposed W Pioneer Avenue and W San Bernardino Avenue right-of-ways and New York Street right-of-way.

² Uncovered parking in PP-MFR allowed within required yard setbacks.

³ Roof eaves/overhangs may encroach up to 2 ft into a required yard. Separation between eaves/overhangs between buildings shall be a minimum of 4 ft.

⁴ Porches may encroach up to 2-ft in the required front yard for Single-Family Plan 1-3 in the PP-SFR zone. Patios, porches, and balconies may encroach up to 3-ft in the required front yard and street side yards in the PP-MFR zone.

⁵ Required off-street parking for PP-MFR may be uncovered.

Exhibit 2-4: Single-Family Plan 1
Conceptual Lot Layout

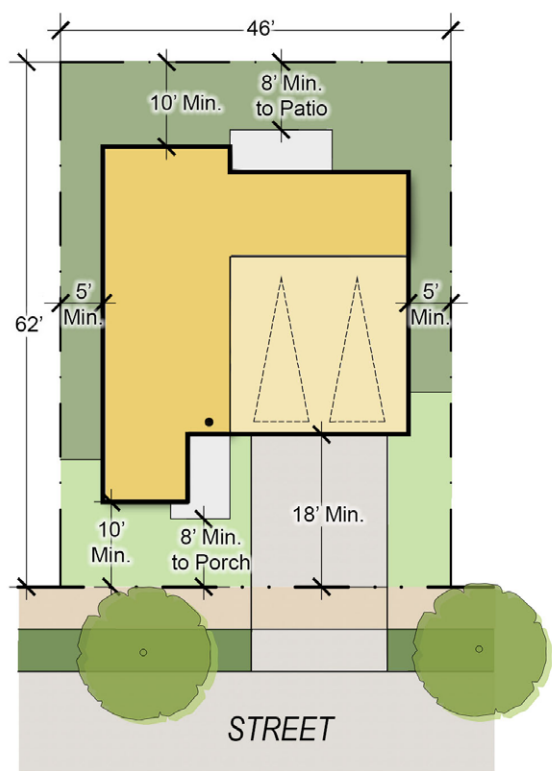


Exhibit 2-5: Single-Family Plan 2
Conceptual Lot Layout

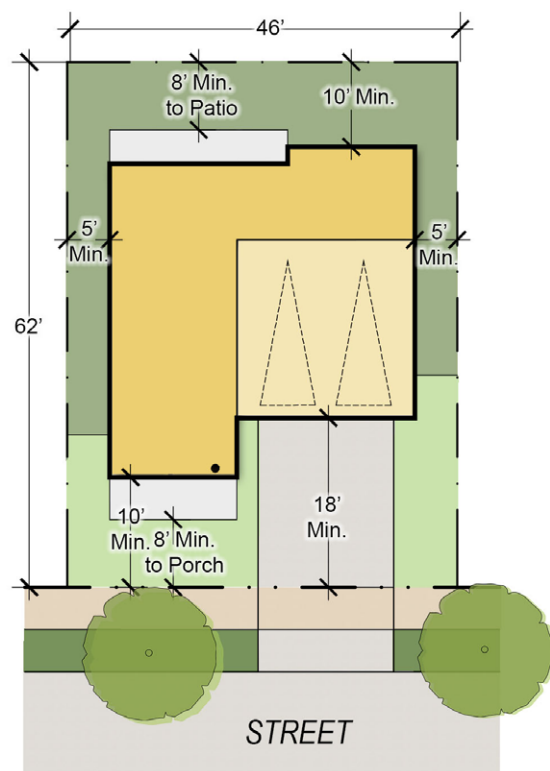


Exhibit 2-6: Single-Family Plan 3
Conceptual Lot Layout

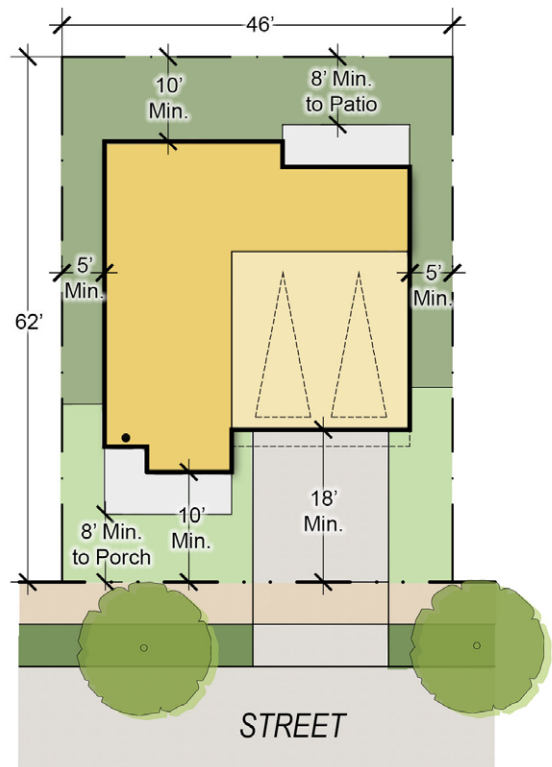
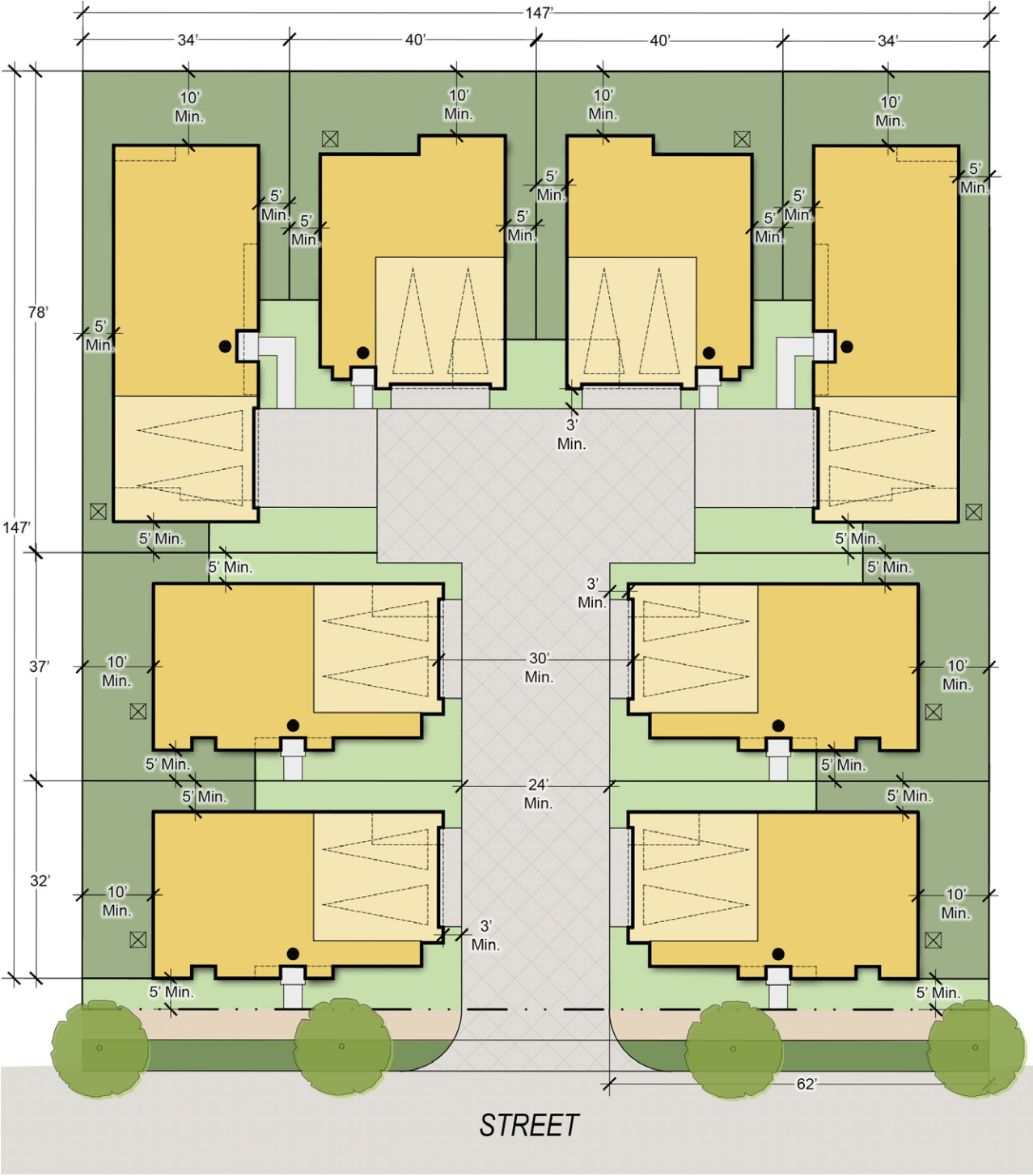
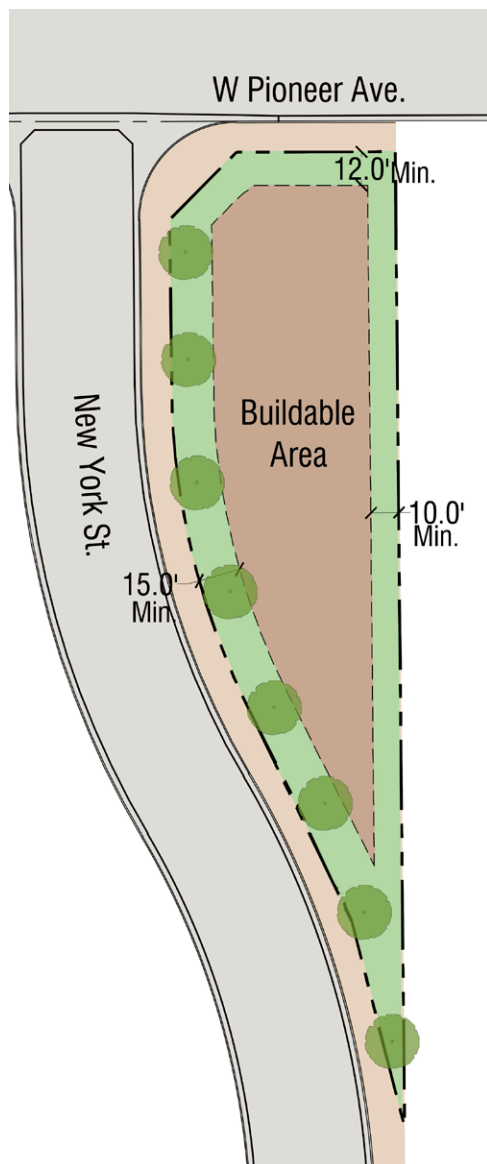


Exhibit 2-7: Court Cluster Conceptual Lot Layout



STREET

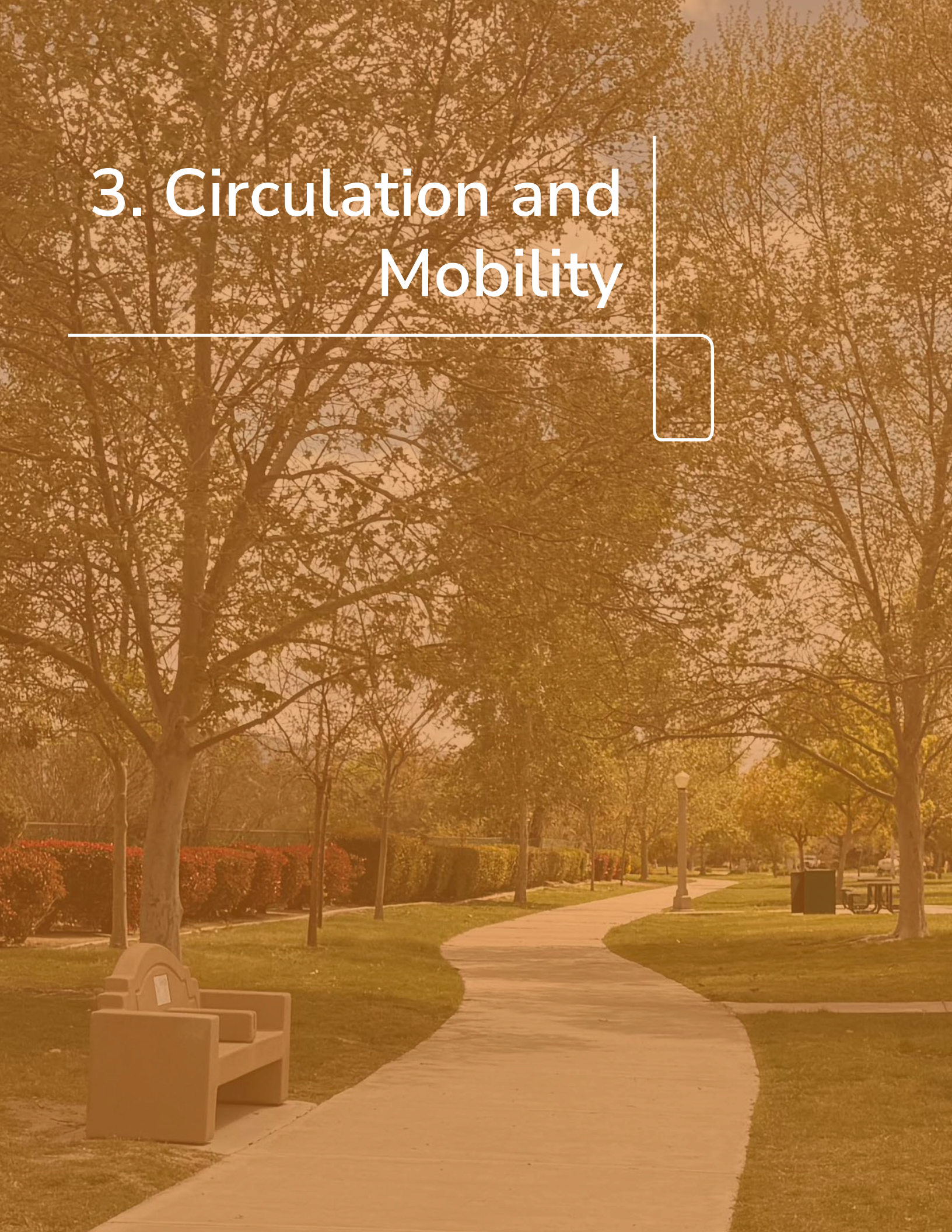
Exhibit 2-9: Multiple-Family Conceptual Layout



2.5 Inclusionary Housing Requirements

Pursuant to Chapter 18.230 of the City Municipal Code, the PPSP project will satisfy the City's Inclusionary Housing Requirements through payment of applicable in-lieu fees, as stipulated in City Municipal Code Section 18.230.110.

3. Circulation and Mobility

A photograph of a park path with trees and a bench, overlaid with a white line graphic. The path is a light-colored concrete or stone walkway that curves gently through a green lawn. On the left side of the path, there is a modern, light-colored concrete bench. The path is lined with mature trees that have dense foliage, some of which are showing autumnal colors. In the background, there are more trees and a glimpse of a building. A white line graphic, consisting of a horizontal line and a vertical line that meet at a right angle, is overlaid on the right side of the image. The horizontal line starts from the left edge and extends towards the center, while the vertical line starts from the top edge and extends downwards, meeting the horizontal line. The overall color palette is warm and autumnal, with shades of orange, yellow, and brown.

3. Circulation and Mobility

This chapter details the street network and layout within the PPSP area, aiming to create an integrated circulation system for the efficient movement of pedestrians, bicycles, and automobiles. The PPSP circulation will enhance connectivity within the project and the community by linking to and expanding circulation and mobility infrastructure options.

3.1 Pedestrian Circulation

The PPSP is designed as a pedestrian-oriented neighborhood featuring both improved on-site and off-site pedestrian circulation systems. Offsite pedestrian sidewalks currently exist along portions of West Pioneer Avenue and West San Bernardino Avenue, with no on-site pedestrian circulation systems existing. As part of the PPSP, the pedestrian circulation system will be improved along West Pioneer Avenue, West San Bernardino Avenue, and the proposed New York Street, while on-site pedestrian sidewalks will be provided internal to the neighborhood, connecting homes and common outdoor living spaces. The on-site pathways will also link to the offsite routes along West Pioneer Avenue and West San Bernardino Avenue, enhancing overall connectivity and ensuring convenient access throughout the area. The proposed New York Street bordering the project to the east will also include sidewalks that connect to on- and off-site sidewalks.

3.2 Bicycle Circulation

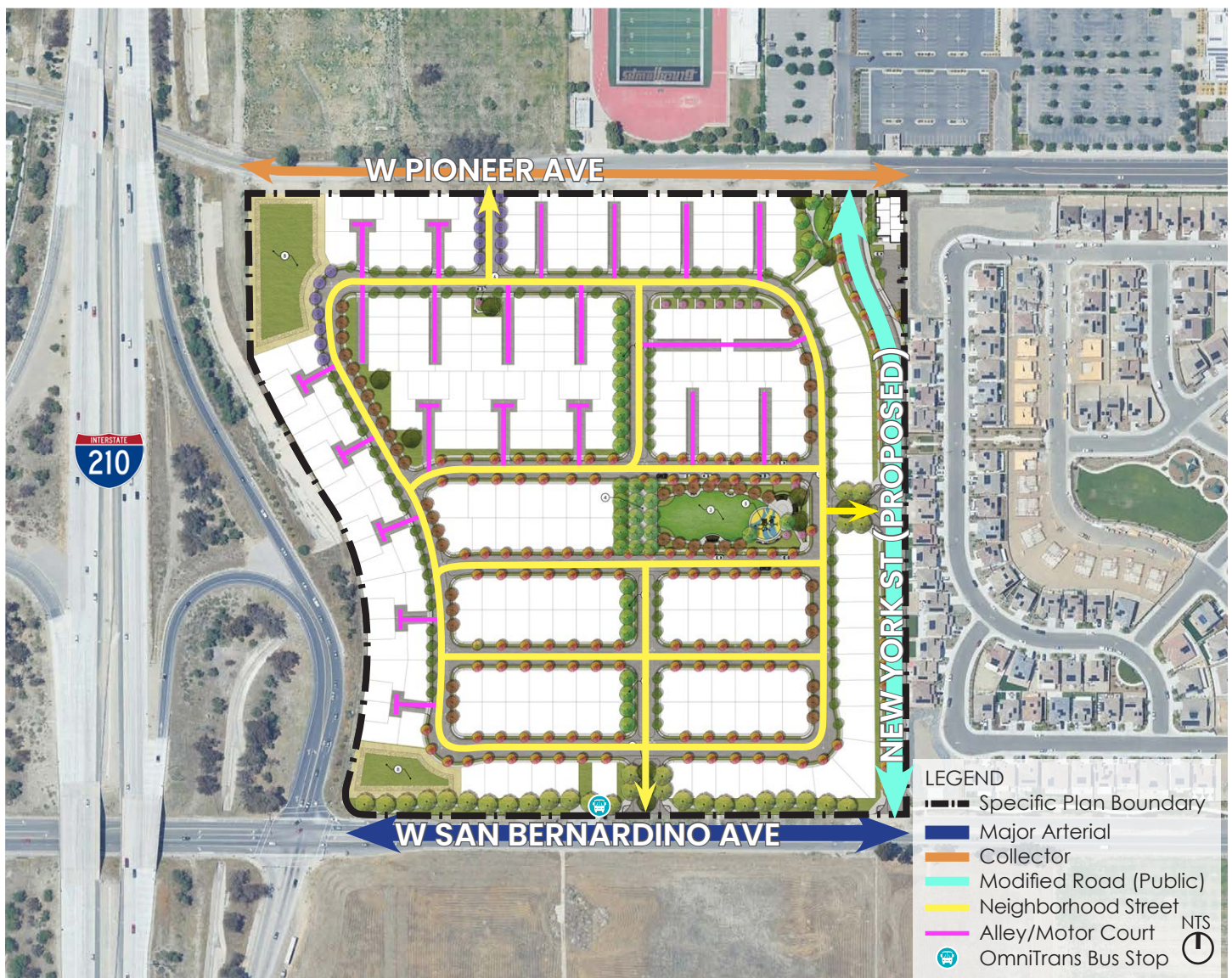
The City of Redlands General Plan Chapter, Connected City Element, identifies proposed bicycle routes near to the PPSP area along West Pioneer Avenue, the proposed New York Street, and West San Bernardino Avenue as shown on *Exhibit 3-1: Circulation*. Additionally, the General Plan Chapter, Health Community Element, identifies the multi-use Lugonia Trail along the proposed New York Street (refer to *Exhibit 3-2: New York Street Section*), connecting to the Emerald Necklace Trail and Scenic Route that travels along West Pioneer Avenue and elsewhere within the City. The Emerald Necklace Trail and Scenic Route is a network of scenic routes and trails envisioned to provide paths for joggers, cyclists, and equestrians that connect to the City's open spaces.

3.3 Vehicular Circulation

The PPSP is located directly east of the 210 Freeway and is easily accessible via the West San Bernardino Avenue on- and off-ramps. Vehicular access to the PPSP will connect to existing perimeter streets to the north and south as well as the proposed New York Street to the east. The main neighborhood entry will be from the proposed New York Street, with secondary entries from West San Bernardino Avenue and West Pioneer Avenue.

The internal street network has been thoughtfully designed to effectively serve pedestrians and vehicles within the proposed residential development. Refer to *Exhibit 3-1: Circulation Plan* for more information. Details regarding project-related on- and off-site roadway circulation and improvements are outlined below.

Exhibit 3-1: Circulation Plan



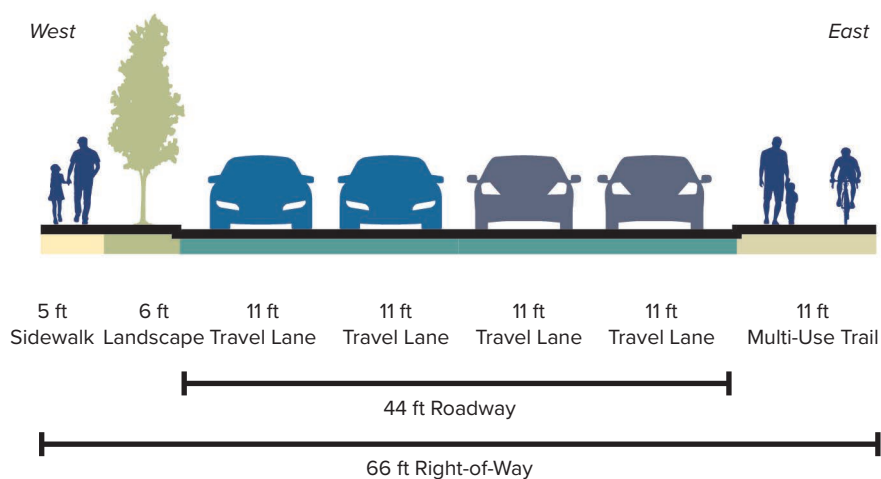
Tennessee Street

Tennessee Street is an existing street that runs north-south and bisects the PPSP area. It is designated as a local road in the City of Redlands General Plan - Connected City Element. As part of the PPSP, the segment of Tennessee Street within the Specific Plan area is proposed to be abandoned and replaced by New York Street. Refer to the New York Street description below for more details.

New York Street

New York Street is a planned street running north-south along the eastern edge of the PPSP area and is identified as a modified road in the City of Redlands General Plan - Connected City Element. The PPSP includes a modified design standard for this public collector street consisting of a 66-foot right-of-way, 44-foot curb-to-curb width, a five (5) foot sidewalk on the west side, and an 11-foot multi-use trail on the east side. Curb and gutter designs are consistent with the City's standard. Vehicular access to the project via New York Street will be provided via a two-way access road located midway between West Pioneer Avenue and West San Bernardino Avenue, which will connect to the internal neighborhood street network of the PPSP. Refer to *Exhibit 3-2: New York Street Section* below.

Exhibit 3-2: New York Street Section

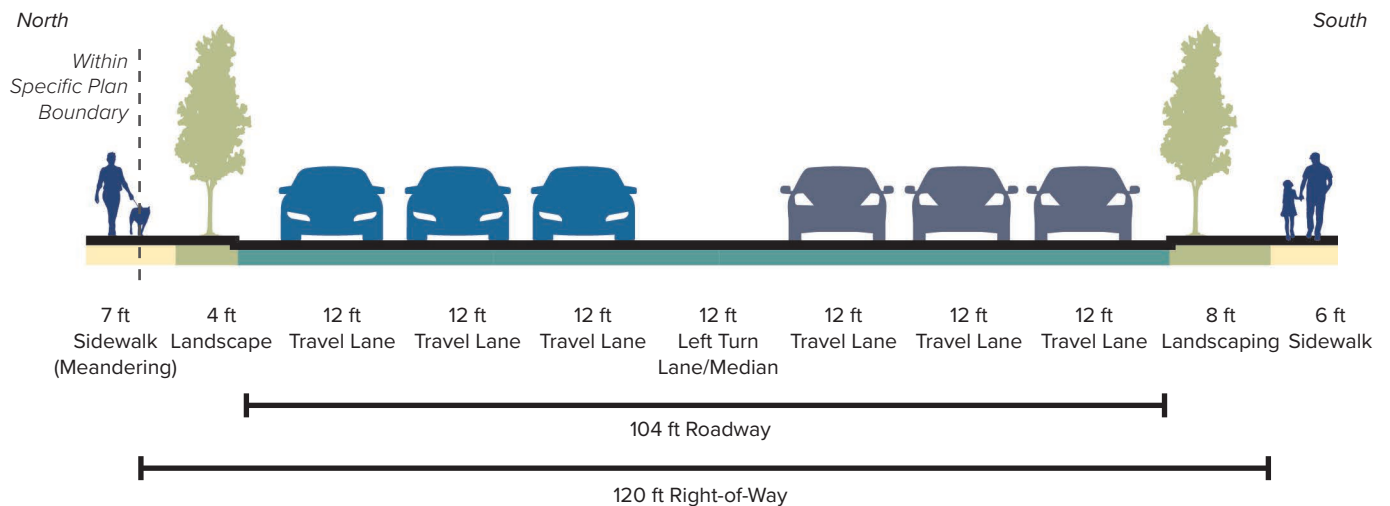


West San Bernardino Avenue

West San Bernardino Avenue runs east-west along the southern edge of the PPSP area and is designated as a major arterial in the City of Redlands General Plan - Connected City Element. The six-lane (6) divided major arterial has a modified design standard with a 120-foot right-of-way, 104-foot curb-to-curb width, six (6) foot wide sidewalk on the south side, and seven (7) foot wide sidewalk on the north side. Curb and gutter designs are consistent with the City's standard. Refer to *Exhibit 3-3: West San Bernardino Avenue Section* below.

Additional right-of-way dedication and street improvements may be required along the southern frontage of the PPSP area (north side of West San Bernardino Avenue). Vehicular access to the PPSP area via West San Bernardino will be provided through a two-way access road located approximately midway between the existing Interstate 210 freeway on-/off-ramps and New York Street and will connect to the internal neighborhood street network of the PPSP.

Exhibit 3-3: West San Bernardino Avenue Section

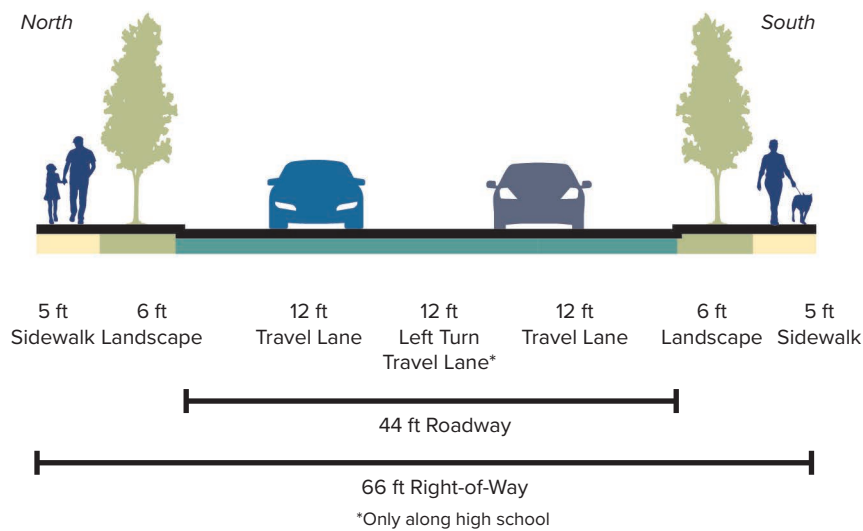


West Pioneer Avenue

West Pioneer Avenue runs east-west along the northern edge of the property PPSP area and is a designated collector street in the City of Redlands General Plan - Connected City Element. The PPSP includes a modified design standard for this collector street consisting of a 66-foot right-of-way width, 44-foot curb-to-curb width, and five (5) foot sidewalks on the north and south sides. Curb and gutter designs are consistent with the City’s standard. Refer to *Exhibit 3-4: West Pioneer Avenue Section* below.

Additional right-of-way dedication and street improvements may be required along the property frontage on the northern frontage of the PPSP area (south side of West Pioneer Avenue). Vehicular access to the PPSP area via West Pioneer Avenue will be provided through a two-way access road located in the northwest portion and will connect to the internal neighborhood street network of the PPSP.

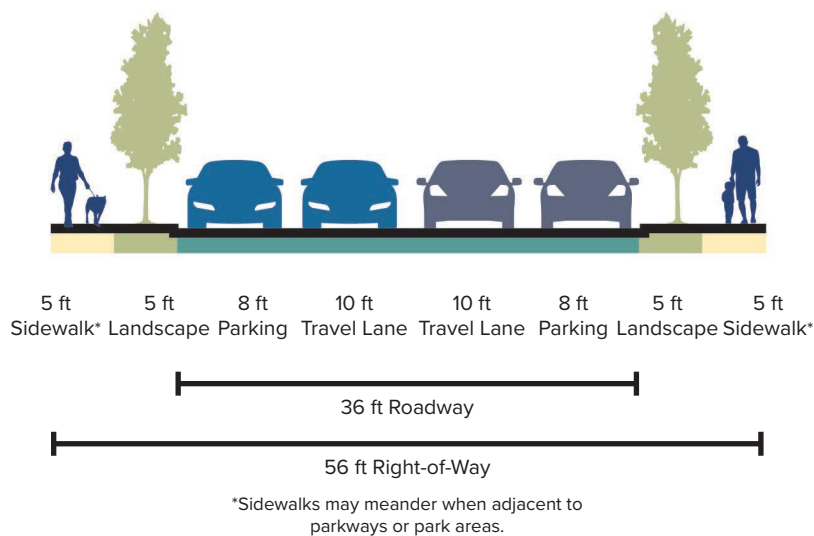
Exhibit 3-4: West Pioneer Avenue Section



Neighborhood Street

Private internal neighborhood streets provide access to residences and parks planned for the neighborhood. The neighborhood street design proposed is a modified design standard for local residential streets including a 56-foot right-of-way width, with 36-foot curb-to-curb separation and five (5) foot sidewalks on either side of the street. Curb and gutter designs are consistent with the City's standard. Refer to *Exhibit 3-5: Neighborhood Street Section* below.

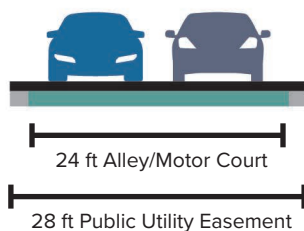
Exhibit 3-5: Neighborhood Street Section



Alleys and Motor Courts

The private neighborhood alleys and motor courts proposed include 24-foot roadways from the face of curb on either side of the roadway and three-foot (3) setbacks on either side. Both the alleys and motor courts include a 28-foot public utility easement (PUE), which includes the 24-foot roadway and 2-feet on either side. Refer to *Exhibit 3-6: Alley and Motor Court Section* below.

Exhibit 3-6: Alley and Motor Court Section



3.4 Transit

The PPSP is situated adjacent to Omnitrans Route 15 which serves the Cities of Fontana and Redlands. The Omnitrans Route 15 has a stop located within a half mile of the PPSP area to the west at the intersection of West San Bernardino Avenue and Orchard Way. Additionally, a new Omnitrans bus stop is proposed on West San Bernadino Avenue on the west side of the project entry drive to the neighborhood.

In addition to Omnitrans, Metrolink, in partnership with the San Bernardino County Transportation Authority (SBCTA) operates and provides service via the Metrolink Arrow train. The Metrolink Arrow train travels east-to-west between the Cities of San Bernardino and Redlands. The Arrow line can be accessed at the Redlands ESRI Station located approximately two (2) miles from the PPSP. Additionally, there is a San Bernardino Line train connecting the Redlands Downtown Station to Los Angeles Union Station.

3.5 Parking

Each single-family residence within the PPSP includes parking within a two-car garage or carport, with multiple-family residences within the PPSP parked based on unit size in either a garage, carport, and/or unenclosed parking configuration. In addition to the specific single-family and multiple-family spaces, unassigned and uncovered guest spaces in designated parking areas as well as on-street parking spaces on the on-site neighborhood streets are available throughout the PPSP area.

4. Infrastructure



4. Infrastructure

This chapter sets forth the plan for infrastructure improvements for the PPSP. *Exhibit 4-1: Infrastructure Plan* identifies the location and size of water, sewer, and stormwater infrastructure throughout the PPSP area, connecting to off-site infrastructure. It also identifies applicable services including electricity, natural gas, communications, as well as trash/refuse, recycling, and green waste. The City of Redlands has adopted development impact fees that offset the effects of new development on its water, sewer, and storm drain systems. These fees are considered sufficient to mitigate the direct and cumulative impact of the project on City infrastructure.

4.1 Water and Sewer Service

The City of Redlands Municipal Utilities and Engineering Department (MUED) provides both water and sewer service to the PPSP area. There is an existing 21-inch sewer line in West San Bernardino Avenue and an 8-inch sewer line along West Pioneer Avenue, located west of Highway 210. The southern half of the PPSP area will connect to the existing sewer line off West San Bernardino Avenue, while the northern half of the PPSP area will connect to the existing sewer line off West Pioneer Avenue.

There is currently an existing 16-inch potable water line in West Pioneer Avenue, and two existing potable water lines in West San Bernardino Avenue, including a 16-inch transmission main (1350 zone) and a second main (1570 zone) that varies in size along the PPSP frontage (2-inch or 8-inch). A third water main (12-inch - 1570 zone) was recently installed in West San Bernardino Avenue east of the project boundary that terminates at the proposed New York Street and West San Bernardino Avenue intersection. The City requires new residential uses to provide 8-inch potable water lines, where practical. The PPSP area will be served by an 8-inch looped water system with connection to the water main lines in West Pioneer Avenue and West San Bernardino Avenue. Refer to *Exhibit 4-1: Infrastructure Plan* for more information.

Existing recycled/non-potable water lines include an 8-inch non-potable line east of PPSP boundary in West San Bernardino Avenue that terminates at the proposed New York Street and an 8-inch non-potable line east of the PPSP boundary in Pioneer Avenue that terminates at the proposed New York Street. A future 8-inch recycled water line is planned in West Pioneer Avenue between the 210 Freeway and the proposed New York Street as part of an adjacent ongoing project to the north.

4.2 Storm Water Drainage

Runoff from the PPSP area generally drains from east to west across the property in a sheet flow pattern. The easterly half of the site drainage is diverted either north or south to adjacent streets by the existing Tennessee Avenue that bisects the property between West Pioneer Avenue and West San Bernardino Avenue. Drainage west of Tennessee Avenue and street flow in West Pioneer Avenue and West San Bernardino Avenue outlet into a trapezoidal concrete open channel running parallel to and along the east side of I-210. The channel, which is in Caltrans right-of-way, was constructed with the freeway in 1984 and drains to Reach 5 of the Santa Ana River.

The City of Redlands Drainage Master Plan (DMP) completed by RBF Consulting in 2014 and predecessor area drainage report CSDP#4 updated by the County of San Bernardino in 2013 provide the planned hydrology for the watershed where the PPSP is located. Both studies utilize current General Plan land use designations to determine run-off values for the areas being analyzed. For PPSP, the future developed condition run-off values were based on a 'Commercial' land use designation. Based on the lower density residential development proposed for the PPSP area, the drainage runoff from the site will be less than the values determined in the DMP.

The City's DMP also provides recommended storm drain improvements for the different subwatersheds included in the study. This project is in the "North City" subwatershed of the report that includes a recommendation for the installation of a storm drain system in West San Bernardino Avenue extending from the 210 Freeway channel to Texas Street along the project's southerly boundary. Although there are no current plans to construct this master planned facility, it is anticipated that adequate capacity will be provided in the storm drain system for the relatively small area of the PPSP that is proposed to drain directly to West San Bernardino Avenue. A majority of the PPSP will drain through two proposed on-site detention/storm water quality basins before connecting to the 210 Freeway channel as previously described. Refer to *Exhibit 4-1: Infrastructure Plan* for more information.

LEGEND

- WATER MAIN
- SEWER MAIN
- NON-POTABLE MAIN
- STORM DRAIN

8" SEW

8" WTR

16" WTR

8" NON

PIONEER AVENUE

8" SEW

24" SD

8" WTR

24" SD

8" SWR

24" SD

12" SD

36" SD

12" SD

8" SWR

8" WTR

8" SEW

6" NON

8" WTR

8" SEW

24" SD

36" SD

8" SEW

21" SEW

8" WTR

8" NON

6" NON

SAN BERNARDINO AVENUE

W 210 FREEWAY

NEW YORK STREET

Grading will take place in a single phase and will involve clearing surface and subsurface features, grading, and preparing the site for construction in accordance with the City-approved grading permit for the project. Cut/fill slopes within the PPSP area will have a maximum slope ratio of 2:1.

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4.4 Utility and Solid Waste Services

Electricity

Southern California Edison (SCE) will supply electricity to the PPSP area. Any new electricity lines needed will be installed underground; however, the existing utility lines along West San Bernardino Avenue will remain above ground. The alignment of the electrical service lines and their connection to existing infrastructure will be determined in accordance with SCE requirements. Any surface-mounted equipment will comply with the building setback standards established SCE.

Natural Gas

Southern California Gas Company (SoCalGas) will provide natural gas service to the PPSP area. Existing gas lines will be extended to serve the proposed facilities in accordance with SoCalGas requirements.

Communications

Wired and wireless telephone and internet services are available throughout the City via various private providers and will be extended to the PPSP area as needed. New telecommunication infrastructure within the PPSP will be installed underground. Any required surface-mounted equipment will comply with applicable building setback requirements established by the relevant service provider.

Solid Waste

Solid waste services for the PPSP area will be provided by the City of Redlands. Services provided include refuse/trash, recycling, and green waste. For single-family residential uses, refuse/trash, recycling, and green waste will be collected via curbside services. For multiple-family residential uses, refuse/trash, recycling, and green waste will be collected at centralized trash enclosure(s).

4.5 Easements

The project will require the establishment of easements to support the overall development of the PPSP area. Existing easements will be preserved for planned infrastructure and utilities, as needed.

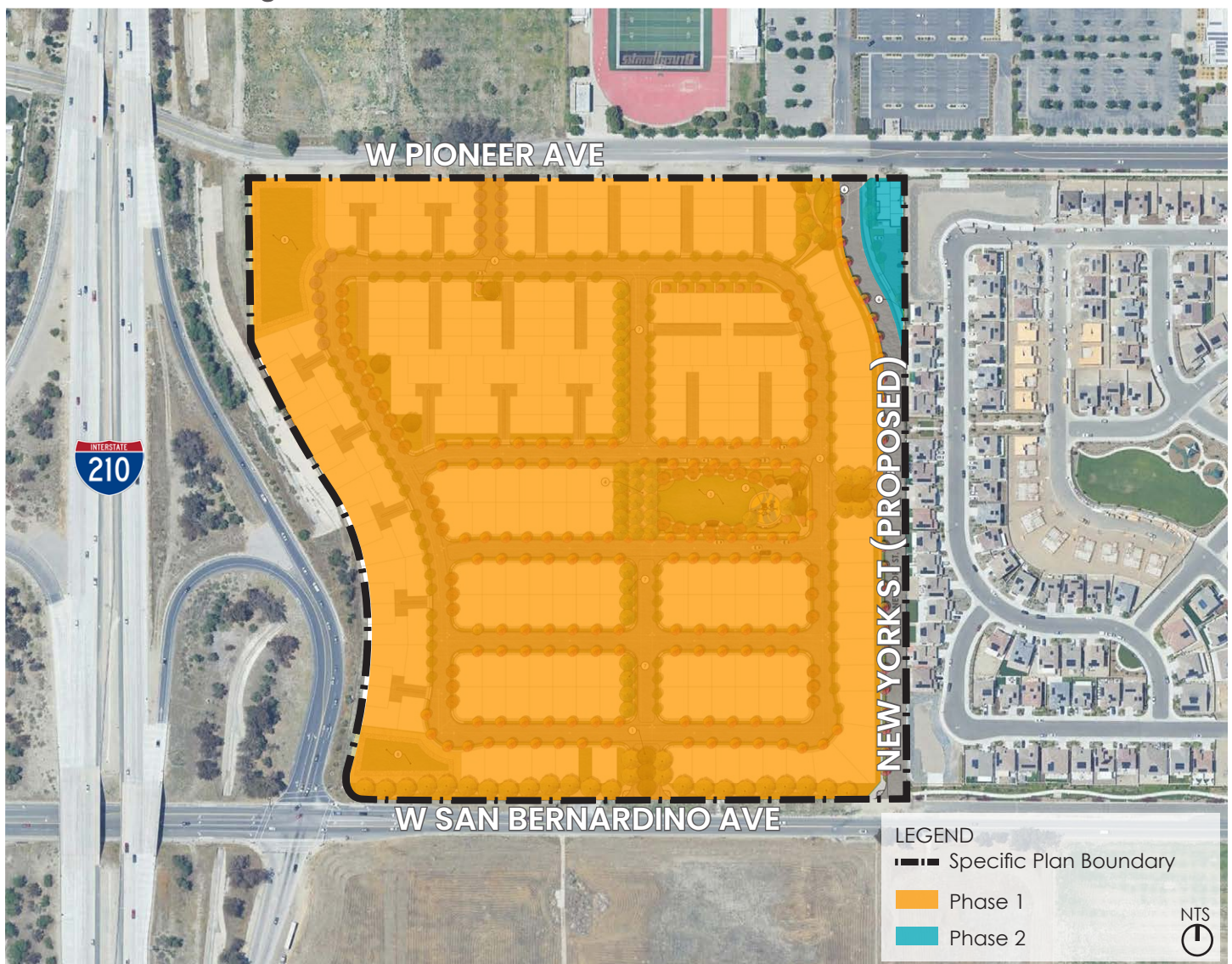
4.6 Phasing

Exhibit 4-2: Phasing Plan identifies the areas anticipated in the conceptual phasing to make up the PPSP development phases. These phases address goals to accommodate orderly development and provision of services. They represent a reasonable approach to extending services and infrastructure throughout the PPSP. In some cases, property owners may wish to develop in phases concurrently or in a different order than anticipated in *Exhibit 4-2*. This will be permitted provided all public improvements needed to support proposed development are completed, and that circulation is provided for secondary access.

Central Recreational Area

The central recreational area (private park) will be completed prior to issuance of certificate of occupancy at 50% of the total primary residential units to be developed.

Exhibit 4-2: Phasing Plan



4.7 Police and Fire Protection Services

The Redlands Police Department is located at 1270 West Park Avenue, approximately 2.5 miles south of the PPSP. It provides patrol, investigations, traffic safety, and other services through its Patrol Services, Special Services, and Support Services Bureaus.

The City of Redlands Fire Department provides fire services throughout the City, including community risk reduction, emergency management, and fire suppression and operations. The closest fire station to the PPSP area is Redlands Fire Station 263, located at 10 West Pennsylvania Avenue, approximately 1.2 miles southeast of the site PPSP.

4.8 Libraries, Schools, and Other Public Services

Library services for the PPSP area will be provided by the existing A.K. Smiley Public Library located at 125 West Vine Street. The library offers collections for children, young readers, teen, and adults, along with access to online collections and special collections. Wi-Fi internet access is also available.

Public education for the PPSP will be offered by the Redlands Unified School District. The PPSP falls within the boundary area for Kingsbury Elementary School, Clement Middle School, and Citrus Valley High School. Additionally, several private schools are also within proximity of the PPSP, including Redlands Christian School, Valley Preparatory, Redlands Adventist Academy, and Arrowhead Christian Academy, among others.

4.9 Energy Efficiency and Sustainability

All development within the PPSP will comply with the applicable Building Code requirements for energy efficiencies and water savings in effect at the time of permitting.



Redlands Fire Station 263



A.K. Smiley Public Library



Citrus Valley High School

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5. Administration and Implementation



5. Administration and Implementation

The PPSP is designed to implement the City of Redlands General Plan policies that apply to the project site and ensure the orderly development of the area.

Upon adoption, this Specific Plan will serve as the planning and zoning implementation tool for the PPSP area. The Land Use and Development Standards under Chapter 2 address general provisions, land use regulations, and development standards. Additional design guidance related to site planning, architectural design, and landscape design are located within *Appendix A: Design Guidelines*. The application of these regulations and design guidelines are intended to encourage the most appropriate and high-quality use and design of the land to ensure a distinguished development that protects and promotes the health, safety, and general welfare of the community.

Whenever the provisions and standards contained herein conflict with those of the Redlands Municipal Code, the provisions and standards of the PPSP shall prevail.

5.1 Development Review Process

Review and Approval Process

The Director of Development Services shall review development plans, grading plans, landscape and signage plans, infrastructure plans, and final and tentative parcel maps for consistency with the PPSP. Upon approval of this Specific Plan and any associated maps and plans, subsequent reviews may be ministerial. Unless the Director's decision is appealed, no Planning Commission or City Council approval of site plans, architecture, landscape, or signage will be required.

Subdivision Maps

Approval of a tentative subdivision map may occur concurrently with the adoption of the Specific Plan. All Tentative and Final Subdivision Maps shall be reviewed and approved pursuant to the provisions of the City of Redlands Title 17 Subdivision Ordinance for consistency with this Specific Plan.

Development Agreement

No Development Agreement is currently proposed as part of the PPSP. However, if deemed necessary, approval of a statutory Development Agreement authorized pursuant to California Government Code Sections 65864 et seq., may be used as part of the Specific Plan approval and prior to the approval of the Final Subdivision Map.

Specific Plan Modifications

As the PPSP is implemented, it may be necessary to revise or modify the approved development project to accommodate changing market conditions and ensure design consistency within the PPSP area. The Director of Development Services will assess the scope of the requested modification and determine the level of review necessary based on alignment with the overall intent of the PPSP. The review process may involve either administrative approval for minor modifications or a more formal review and approval by the Planning Commission and/or City Council for major modifications.

Minor modifications to the PPSP or associated TTM and plan set may include the following:

- Up to 10% adjustments to product types and conceptual plotting;
- Minor changes to development standards or design guidelines;
- Changes to the design guidelines, which are intended to be conceptual in nature, and are intended to be flexible in implementation;
- Minor changes to landscape materials, wall and fence materials, wall and fence alignment, entry design, and streetscape design which are consistent with the conceptual design set forth in the design guidelines contained within the Specific Plan; and/or
- Other similar modifications consistent with the purpose and intent of the approved Specific Plan and in conformance with the General Plan.

Adjustments in Project Phasing

Project features may be advanced to an earlier phase provided all required infrastructure is in place, all necessary mitigation measures are completed or will be completed with the project, and the action will not significantly defer a project feature that is anticipated in a preceding phase. The determination to advance a project feature shall be made by the Director or his/her designee. Any adjustments in project phasing needs to be consistent with the Section 5.2 of the PPSP and the findings of the environmental document.

Specific Plan Amendments

California Government Code Section 65453 (a) provides that a Specific Plan “may be amended as often as deemed necessary by the legislative body”. Amendments to the PPSP may be initiated by City Council, Planning Commission, Developer, or any interested person in accordance with the same City procedures required for the adoption of a Specific Plan. In the event that the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), an applicant is responsible for preparing the necessary CEQA documentation.

Financing

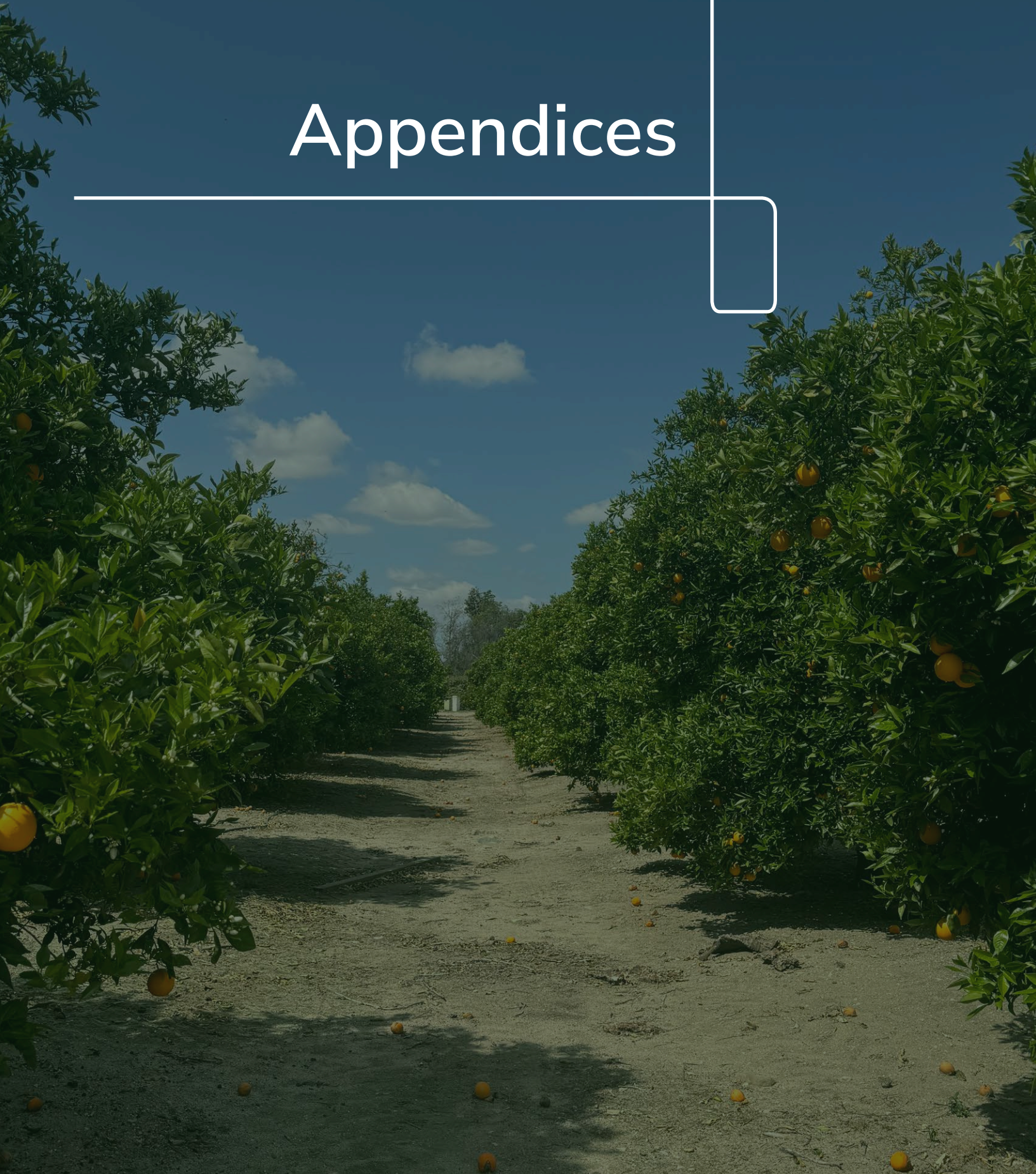
Financing associated with the development of the PPSP will be provided by the property owners. No public financing is associated with the project.

5.2 Environmental Review

Environmental review for the PPSP will be addressed through an Initial Study that assesses potential environmental impacts in accordance with the California Environmental Quality Act (CEQA). Based on the findings, it is anticipated that a Mitigated Negative Declaration (MND) will need to be prepared, with any significant effects identified to be reduced to a less-than-significant level through mitigation measures employed by the project.

(Note this section will be updated once the Initial Study has been completed.)

Appendices



Appendix A: Design Guidelines

The *Appendix A: Design Guidelines* have been established to ensure that future development aligns with the PPSP overarching vision and objectives. The guidelines aim to encourage design creativity while ensuring quality site planning, architecture, landscape, and signage design that will ultimately enhance the character of the area. The design guidelines are intended to serve as a tool to assist City staff and review bodies to evaluate design direction for projects within the PPSP.

The following design principles have guided the site design, layout, and configuration of the PPSP.

Design Principles

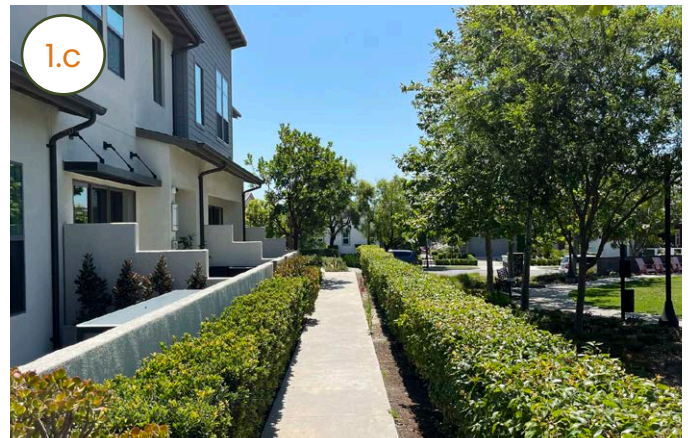
- Provide a fully integrated residential neighborhood with intentionally designed homes, amenities, and open spaces that create a distinct and connected neighborhood environment.
- Intentional site design to encourage a strong sense of place and neighborhood identity with meaningful orientation of homes, amenity spaces, pedestrian and vehicular circulation supported by high-quality architecture.
- Promote walkability and neighborhood connectivity through the integration of short blocks, a connected sidewalk network, and strategically orienting buildings towards internal streets and open spaces.
- Enhance architectural character and diversity by allowing a range of architectural styles while ensuring consistency in design elements such as roof forms and materials to create visual harmony.
- Centrally locate one attractive recreational area visible from most main entries into the neighborhood with supportive smaller pocket parks to encourage active lifestyles and promote neighborhood interactions.

1. Site Planning

- a) Establish clearly identifiable vehicular entry and exit points that include low-level monument signage to guide pedestrians and vehicles into and out of the neighborhood.
- b) Create a sense of arrival to the neighborhood by aligning the main entry road with the centralized park space and through integrating design features such as accent paving, lighting, decorative walls, or other elements that reflect the character of the development.
- c) Orient the front of homes towards streets and open space to strengthen neighborhood connections and provide passive surveillance when feasible.
- d) Incorporate short block lengths and a well-connected sidewalk network to encourage walkability and support a friendly pedestrian environment, as practical.
- e) Provide a centralized park space and smaller neighborhood pocket parks.



Low-level monument signage guides pedestrians and vehicles on and off the site



Fronts of home oriented towards adjacent open space areas



Smaller neighborhood pocket park is provided in addition to centralized park space



Functional and inviting seating area supports social interaction



Light fixtures align with architectural theme



Centralized mail box accessory structure designed to complement the character of the development

- f) Provide functional and inviting amenities within the central park space such as play structure(s), seating, and/or bicycle racks to support social interaction and active use.
- g) Select light fixtures that align with the architectural theme of the development to ensure visual harmony throughout the site.
- h) Utility and mechanical equipment should be installed underground or effectively screened in accordance with the requirements of the applicable utility provider.
- i) Accessory structures, such as centralized mail boxes, should be designed to complement the overall architectural character of the development, using consistent styles, materials, and colors.

2. Architectural Styles

- a) These guidelines do not mandate a specific architectural style; however, applicants should clearly identify the selected architectural style and its defining characteristics as part of the permit application process. Preferred architectural styles for the neighborhood include Craftsman, Farmhouse, Monterey, Regency, and Spanish. Contemporary interpretations of these styles are considered appropriate.
- b) Single-family residential elevations shall not be repeated more frequently than every fourth home. This variation may be achieved by not repeating both a color scheme and an elevation style or through the use of reverse plans.

Inspirational Imagery for Single-Family Architectural Style Options

Craftsman



Farmhouse



Monterey



Regency



Spanish



Inspirational Imagery for Multiple-Family Architectural Style Options

Spanish



Craftsman



3. Massing

- a) Integrate massing variations in wall planes and roofline heights through projections, recesses, and changes in roof heights.
- b) Avoid unarticulated, boxy, or monotonous wall planes.

4. Roofing

- a) Roof forms, materials, and detailing should be consistent with the selected architectural style.
- b) Incorporate a variety of roof planes and pitches to enhance visual quality, reduce building bulk, and add character.

5. Articulation and Detailing

- a) Building facades should be articulated with elements such as varied wall planes, windows/doors with trim, pilasters, and material or color changes, among other potential design interventions to enhance visual interest.
- b) Homes on corner lots should be designed with architectural detailing that continues and enhances all street-facing elevations.
- c) Front porches should clearly define the main entrance and create a welcoming transition between the street and the private residence.



Varied massing helps minimize monotonous, unarticulated wall planes



Varied roof forms enhance the visual quality of a home



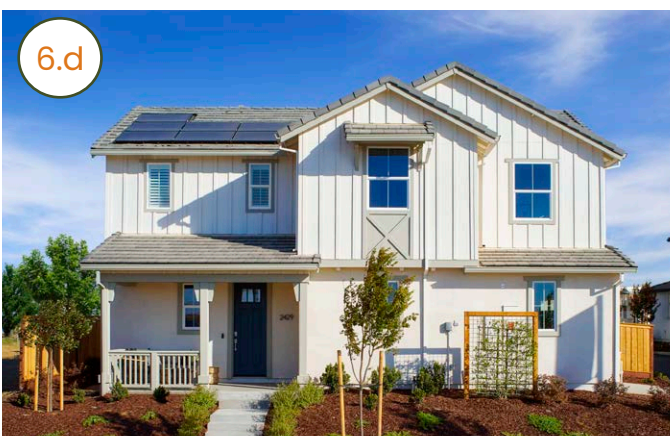
A clearly defined primary entry to the home through use of a front porch



Architectural detailing and balconies reinforce design approach for a home



Authentic colors and materials aide in reinforcing selected architectural style



Integration of quality materials, such as board and batten siding, enhance visual quality of home design

- d) Architectural elements and detailing, such as balconies, porches, and shutters, among others, should be integrated to enhance visual character and reinforce the chosen architectural style.
- e) Windows and doors should be consistent with and further evoke the selected architectural style.
- f) Stagger windows on side elevations to prevent direct alignment with windows on neighboring buildings, to the extent feasible.

6. Colors and Materials

- a) Use materials and colors authentically to reinforce the chosen architectural style and overall design intent.
- b) Apply colors and materials consistently to maintain a cohesive aesthetic and avoid a piecemeal appearance.
- c) Transition color and material changes at interior corners to prevent a faux or unfinished look.
- d) Preferred materials include stucco, brick, stone, board and batten siding, and composite wood siding.
- e) Use subdued tones for primary building colors, while reserving bolder accent colors for trim, doors, windows, and/or other key architectural features.

7. Walls and Fencing

- a) Block walls should be provided to separate areas of public and private use. Block to be colored with decorative finish (e.g. sand-colored slumpstone with matching capstone).
- b) Long stretches of block wall should be varied through the introduction of a pilaster of contrasting material, and walls with terminations or corners in prominent locations should be terminated with a pilaster.
- c) Fencing between private parcels to be aluminum or block wall, consistent with fire protection requirements. Yard gates may be aluminum or vinyl construction.
- d) Where visibility is desired from the street to parks and open spaces, provide 36-inch high split-rail fencing. Fencing around parks and open spaces will prevent cut-through, direct circulation, and protect planting.
- e) Where visibility and a sense of privacy is desired in yards, provide half block and half tubular steel walls.

8. Landscape

- a) Landscape should be provided adjacent to street-facing areas of the neighborhood perimeter to provide a visual buffer around the neighborhoods.
- b) Utilize landscape area within the neighborhood to provide separation between public and private spaces. Define spaces such as common areas and articulate individual units.



Block wall enhanced with decorative finish



Landscape adjacent to street-facing area provides visual buffer to neighborhood



Landscaping provides separation between public and private spaces



Mix of foliage textures, colors, and sizes creates a layered planting effect



Plant materials are low water use and native

- c) Integrate a mix of evergreen and deciduous trees around the perimeter of the neighborhood. Give priority to existing and adjacent City street tree selections when selecting species.
- d) Provide a mix of foliage textures, colors, and sizes to create a layered effect in the planting palette.
- e) Plant material should consist of low water use, native, or adapted vegetation that will thrive in the City's climate zone, while adhering to the Redlands Fire Department Landscape and Vegetation Management Development Plan Guideline.

9. Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a cohesive plant palette to establish greater unity and thematic identity in the neighborhood. The plant materials listed in *Table A.1: Plant Palette* have been selected for their appropriateness to the project character, climatic conditions, soil conditions, water requirements, ongoing and low maintenance. Additional plant materials not listed in *Table A.1: Plant Palette* may be allowed by the City on a case-by-case basis during review of neighborhood project proposals.

Table A.1: Plant Palette

	Botanical Name	Common Name
Trees		
	<i>Arbutus x 'Marina'</i>	Strawberry tree
	<i>Cercis occidentalis</i>	Western redbud
	<i>Cinnamomum camphora</i>	Camphor tree
	<i>Koelreutaria bipinatta</i>	Chinese flame tree
	<i>Lophostemon confertus</i>	Brisbane box
	<i>Platanus racemosa</i>	California sycamore
	<i>Quercus agrifolia</i>	Coast live oak
	<i>X Chitalpa tashkentensis 'Pink Dawn'</i>	Pink dawn chitalpa
Shrubs / Groundcover		
	<i>Achillea 'Moonshine'</i>	Moonshine yarrow
	<i>Agave attenuata</i>	Foxtail agave
	<i>Aristida purpurea</i>	Purple three awn grass
	<i>Baccharis pilularis 'Pigeon Point'</i>	Pigeon point coyote bush
	<i>Callistemon 'Little John'</i>	Bottlebrush little John
	<i>Carex tumulicola</i>	Foothill sedge
	<i>Ceanothus 'Concha'</i>	Concha California lilac
	<i>Chondropetalum tectorum</i>	Cape rush
	<i>Cistus skanbergii</i>	Pink rockrose
	<i>Dianella caerulea 'Cassa Blue'</i>	Cassa blue dianella
	<i>Elaeagnus pungens</i>	Thorny olive
	<i>Epilobium canum</i>	California fuchsia
	<i>Hesperaloe parviflora</i>	Red yucca
	<i>Heteromeles arbutifolia</i>	Toyon
	<i>Juncus patens 'Elk blue'</i>	Elk blue gray rush
	<i>Lavatera maritima</i>	Tree mallow
	<i>Leonitis leonurus</i>	Lion's ear
	<i>Leymus condensatus 'Canyon Prince'</i>	Canyon Prince wild rye
	<i>Muhlenbergia rigens</i>	Deer grass
	<i>Pennisetum 'Rubrum'</i>	Purple fountain grass
	<i>Phlomis fruticosa</i>	Jerusalem sage
	<i>Prunus ilicifolia ssp. 'Lyonii'</i>	Catalina cherry
	<i>Rhamnus californica 'Mound San Bruno'</i>	Coffeeberry
	<i>Rosmarinus officinalis</i>	Rosemary
	<i>Salvia clevelandii 'Allen chickering'</i>	Allen Chickering sage
Note: Planting to conform with the Redlands Fire Department Landscape and Vegetation Management Development Plan Guideline - Undesirable Plant Species and Redlands Resource Plant List.		

Appendix B: General Plan Consistency

This Appendix B: General Plan Consistency discusses how the principles and actions of the City of Redlands General Plan policies are relevant to the PPSP. The City of Redlands General Plan includes the following elements with policies related to the PPSP:

- Distinctive City
- Prosperous City
- Livable City (Land Use Element)
- Connected City (Circulation Element)
- Vital Environment (Conservation and Open Space Elements)
- Healthy Community (Safety and Noise Elements)
- Sustainable Community
- Housing Element

Distinctive City

Principles

2-P.1: Embrace the unique identities of individual neighborhoods in Redlands and encourage the celebration and enhancement of characteristics that make each neighborhood distinct.

2-P.3: Promote planning practices that mitigate the presence of physical barriers between communities (i.e., freeways) and foster greater connections between neighborhoods and uses.

2-P.7: Promote a physical and cultural environment, building upon a mature and varied landscape, that creates opportunities for meeting and gathering and encourages face-to-face interactions between people.

Actions

2-A.4: Maintain continuity in streetscape design along major streets and avenues that traverse north and south – California, Nevada, Alabama, Tennessee, Orange, Church, University, Judson, and Wabash; and those that traverse east and west – Pioneer, San Bernardino, Lugonia, Redlands Boulevard, and Citrus.

2-A.13: Maintain continuity in land uses, including commercial and residential uses, across barriers such as I-10 and Highway 210. These barriers should not be seen as “walls” that define completely different neighborhoods or divide the city by land use.

2-A.14: Use development standards to ensure smooth transitions for neighborhoods that border one another so that neighborhoods maintain their unique qualities while being compatible with one another.

2-A.17: Establish meeting areas in new neighborhoods and ensure a safe and secure environment.

2-A.30: Identify historic design features characteristic of the city and its individual neighborhoods that can be used to establish themes and design guidelines.

2-A.51: Encourage new construction that ties the new with the old in a harmonious fashion, enhancing the historic pattern

Consistency Discussion: Homes within the PPSP will establish a new neighborhood identity centered around a neighborhood gathering place. Pedestrian walkways within the PPSP will create an internal network that connects pocket parks, a central recreational area, and green belts, fostering opportunities for social interaction and neighborhood engagement. Internal sidewalks will link to the proposed New York Street and support connectivity to surrounding homes. Neighborhood entrances and homes are oriented to face sidewalks, reinforcing a walkable, neighborhood-focused environment. The Pioneer Park neighborhood maintains continuity with the adjacent residential neighborhood as well as the West Pioneer Avenue and West San Bernadino Avenue streetscape design.

Prosperous City

Principles

3-P.5: Seek to improve the balance of jobs and housing so that more residents can find gainful employment within the city, especially in the job centers of the East Valley Corridor.

Consistency Discussion: The PPSP will provide new housing in the East Valley Corridor, supporting the improvement of the jobs and housing balance and enabling more residents to live near local employment opportunities.

Livable City (Land Use Element)

Principles

4-P.2: Provide for the expansion of housing and employment opportunities while ensuring that a high quality of life is maintained in Redlands.

4-P.5: Maintain a land use pattern of various uses designed and arranged to protect and enhance Redlands' unique character.

4-P.6: Provide for a balance among a variety of different land uses and their distribution among the city's neighborhoods.

4-P.7: Promote a diversity of compatible land uses throughout the city, providing opportunities for the development of a range of businesses, services, residential types, and public facilities to meet the needs of the community.

4-P.8: Provide for buffers and transitions between low- and high-intensity land uses.

4-P.9: Locate medium- and high-density development near regional access routes, transit stations, employment centers, shopping areas, and public services.

4-P.10: Ensure that the scale and character of new development is appropriate for surrounding terrain and the character of existing development.

4-P.16: Promote a variety of housing types to serve the diverse needs of the community.

4-P.57: Provide for the equitable distribution of public facilities and amenities, such as sidewalks, street lighting, and parks throughout Redlands.

4-P.59: Ensure a safe community.

Actions

4-A.7: Promote a range of residential densities to encourage a mix of housing types in varying price ranges and rental rates.

4-A.8: Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.

Measure U Policies

4.40s: No land undeveloped as of March 1, 1997 and designated in whole or in part as "Urban Reserve" or "Urban Reserve (Agricultural)" in the Redlands General Plan in effect as of June 1, 1987, and/or any land parcel that was in active agricultural production on November 3, 1986 regardless of zoning, shall be re-designated or rezoned to permit residential density greater than the Estate Residential (R-E) classification, as the same existed on June 1, 1987, in the Redlands City Zoning Ordinance, unless the following mandatory findings are made and the re-designation or rezoning is approved by four-fifths (4/5) vote of the total authorized membership of the City Council. Land designated

by the General Plan as Urban Reserve as of June 1, 1987, shall not exceed a density higher than permitted by the R-E zone designation unless otherwise approved by a 4/5 vote of the City Council.

1. There are substantial and overriding economic or social benefits to the City and its residents and taxpayers from the proposed density increase.
2. The proposed density increase will not cause adverse environmental impacts, either individually or cumulatively, directly or indirectly.
3. The proposed density increase will not convert viable agricultural land to non-agricultural uses.
4. The proposed density increase will not have a growth-inducing effect on other property.
5. The resulting use will be compatible with uses on adjacent land.
6. The proposed density increase will not require substantial expansion of public infrastructure, facilities, or services.

Consistency Discussion: The PPSP allows for much-needed housing that helps improve the job and housing balance in the area while enhancing the overall character of the Redlands community through a thoughtful variety of home types. The project creates a transition from commercial uses to the west of Interstate 210 to existing residential neighborhoods to the east by providing medium-density housing options. Located near key employment centers and shopping areas, the PPSP area offers convenient access to daily needs and job opportunities. Development is appropriately scaled to fit the surrounding context and includes neighborhood features such as sidewalks, park spaces, and other amenities. By bringing new residents to this part of the City, the PPSP facilitates a greater sense of activity, safety, and community connection. The proposed density increase is appropriately scaled, provides substantial neighborhood benefits, and is compatible with surrounding uses, supporting a responsible and balanced approach to growth.

Connected City (Circulation Element)

Principles

5-P.6: Support public health by promoting active living and supporting safe walking and biking throughout the city.

5-A.7: Add new streets to create a finer grained, pedestrian-scaled road network where the roadway network is characterized by particularly long blocks, connecting residential areas to parks and Transit Village cores. Ensure the street systems in Transit Villages

support development of connected and accessible communities.

Consistency Discussion: The PPSP promotes active living by incorporating pedestrian-scaled streets and sidewalks that connect homes to parks and nearby trails, creating a walkable, accessible, and well-connected neighborhood.

Vital Environment (Conservation and Open Space Elements)

Actions

6-A.35: Promote the use of Low Impact Development strategies, BMPs, pervious paving materials, and onsite infiltration for treating and reducing stormwater runoff before it reaches the municipal stormwater system.

6-A.38: Encourage development that reflects an integrated approach to building design, civil engineering, and landscape architecture that maximizes rainwater harvesting and stormwater retention for landscape irrigation.

6-A.39: Require that new development provides landscaping and re-vegetation of graded or disturbed areas with drought-tolerant native or non-invasive plants.

6-A.43: Ensure that post-development peak stormwater runoff discharge rates do not exceed the estimated pre-development rate. Dry weather runoff from new development must not exceed the pre-development baseline flow rate to receiving waterbodies.

Consistency Discussion: The PPSP area utilizes Low Impact Development strategies, best management practices (BMPs), and pervious paving materials to reduce stormwater runoff. New development will consist of drought-tolerant native or non-invasive plant selection. Post-development peak stormwater and dry weather runoff rates will not exceed the estimated pre-development levels.

Healthy Community (Safety and Noise Elements)

Principles

7-P.1: Promote active lifestyles and community health by furthering access to trails, parks, public open space, and other recreational opportunities.

7-P.5: Provide parkland for a comprehensive range of active recreational needs, including sports fields and facilities, playgrounds, and open spaces for passive recreation per a Parks and Recreation Master Plan.

7-P.17: Achieve more walkable, livable neighborhoods by expanding the multimodal transportation system and creating a safe, pedestrian-oriented environment.

Actions

7-A.4: Provide all residential areas with a neighborhood/community park (of 8 or more acres where available) where suitable land is available at acceptable cost.

7-A.135: Use the noise and land use compatibility matrix (Table 7-10) and Future Noise Contours map (Figure 7-9) as criteria to determine the acceptability of a given land use, including the improvement/construction of streets, railroads, freeways, and highways. Do not permit new noise-sensitive uses—including schools, hospitals, places of worship, and homes—where noise levels are “normally unacceptable” or higher if alternative locations are available for the uses in the city.

7-A.136: Require a noise analysis be conducted for all development proposals located where projected noise exposure would be other than “clearly” or “normally compatible” as specified in Table 7-10.

Consistency Discussion: The PPSP promotes healthy lifestyles by providing open space, including a green belt, pocket parks, and central recreation area on-site as well as a multi-use trail along the proposed New York Street. The neighborhood is designed to be walkable and livable by featuring a safe, pedestrian-oriented environment with small blocks and sidewalks that encourage walking.

Sustainable Community

Actions

8-A.10: Integrate trees and shade into the built environment to mitigate issues such as stormwater runoff and the urban heat island effect.

8-A.37: Promote design in new development that incorporates space for recycling containers and other waste diversion facilities.

Consistency Discussion: Trees and thus shade are incorporated into the site design to reduce stormwater runoff and minimize urban heat island effects. Each home will include space to store recycling and other waste diversion facilities, including green curbside bins for green and food waste, as required by the waste provider.

Housing Element

Goals

5.1: A housing stock comprising of a variety of housing and tenancy types at a range of prices, within close proximity to services and opportunity, which meets the varied needs of existing and future City residents, who represent a full spectrum of age, income, and other demographic characteristics.

Policies

1.1: Provide adequate capacity to meet the Sites Inventory for Regional Housing Needs Assessment (RHNA).

Consistency Discussion: The PPSP includes three small-lot single-family home product types as well as a multi-family product type, offering a variety of housing options that address the needs of current and future residents while also contributing to the City's RHNA goals.