

**CITY OF REDLANDS DEVELOPMENT SERVICES DEPARTMENT**

**NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION**

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

and Office of Planning & Research  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

From: City of Redlands, Development Services Department  
P.O. Box 3005, Redlands, CA 92373-1505

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration in compliance with Public Resources Code Section 21092.3.

**Project Title:** TTM No. 20528 – Pioneer Tract

- Specific Plan 40 Amendment No. 49
- Zone Change No. 471
- General Plan Amendment No. 145
- Specific Plan 64 Amendment No. 1
- Commission Review and Approval No. 945

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State Clearinghouse Number	Ryan Murphy, Senior Planner Lead Agency Contact Person	(909) 798-7555 ext. 7308 Telephone Number
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**Project Location:** The project site is located at the northeast corner of West Pioneer Avenue and State Route 210 (APNs 0167-061-01 and 0167-061-03).

**Project Description:** The Applicant is requesting approval of Tentative Tract Map (TTM) 20528 to allow for the development of 117 two-story motor court homes distributed along two new public streets (“Street A” and “Street B”) on a 14.62-acre site. Individual lot sizes would range from 1,837 square feet to 3,337 square feet. The project would include nine lettered lots including a 0.5-acre stormwater detention basin (Lot I), a 1.57-acre public open space lot (Lot F), and 40,720 square feet of landscaping and private open space (Lots A, B, C, D, E, G and H). Access to the site would be provided via two entry points: one from West Pioneer Avenue and one from West Domestic Avenue. Project entitlements include approval of a Zone Change, Specific Plan Amendment, General Plan Amendment, Commission Review and Approval and Tentative Tract Map.

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

**Public Review Process:**

This is to advise that 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 is the appropriate CEQA environmental determination for the project. The City of Redlands Planning Commission will hold a public hearing at a future noticed public meeting (date to be determined) to discuss and make a decision on the above-referenced project. After public review of the Initial Study is completed, the City may propose to adopt a Mitigated Negative Declaration in accordance with the CEQA Guidelines.

The Initial Study, project plans, and related documents are available for public review at 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 this project has not yet been scheduled. Please contact the staff member below for further information about project status or a hearing date.

**How to Submit Comments:**

**The proposed Mitigated Negative Declaration will be available for public review and comment from October 4, 2023, to November 2, 2023.** Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on **November 2, 2023**, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to:

[rmurphy@cityofredlands.org](mailto:rmurphy@cityofredlands.org)

Written comments may be mailed to:  
City of Redlands, Planning Division  
Attn: Ryan Murphy, Senior Planner  
P.O. Box 3005  
Redlands, CA 92373-1505

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

Written comments may be submitted via facsimile to: (909) 792 – 8715

**Deadline to submit public comments:  
November 2, 2023, by 5:30 p.m.**



Signature

Ryan Murphy

Name

Senior Planner

Title

October 2, 2023

Date