

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

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