

**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: Regency Centers Redlands Marketplace Project**

State Clearinghouse Number	Sean Reilly, Principal Planner Lead Agency Contact Person	(909) 798 – 7555 ext. 7344 Telephone Number
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**Project Location:**

The Proposed Project site is located on undeveloped parcels in the City of Redlands on the northeastern corner of W. Lugonia Avenue and Tennessee Street. The Project site is within the East Valley Corridor Specific Plan at the following Assessor Parcel Numbers (APN): 0167-171-16-0000, 0167-171-11-0000, and 0167-171-12-0000.

**Project Description:**

The Regency Centers Redlands Marketplace Project (Proposed Project) includes the construction and operation of a shopping center on undeveloped parcels located at the northeast corner of West Lugonia Avenue and Tennessee Street, on approximately 356,152 SF (8.18 acres) of land.

Proposed structures include four pad buildings for shops designated for retail or food service uses, a major market tenant, and a drive-through facility totaling 70,200 SF of commercial space. Other site improvements include a parking lot, accessory structures, landscaping, and a plaza space.

The Project site is currently within the East Valley Corridor Specific Plan Special Development (EV/SD) District. The Project proponent proposes a Specific Plan Amendment to remove the project from the East Valley Corridor Specific Plan and a Zone Change to establish the site's zoning as General Commercial (C-3). The C-3 zoning designation allows for a broad range of commercial uses. The Proposed Project also includes a request for Conditional Use Permits for a drive-through restaurant, and for alcoholic beverage sales within the major market tenant space as required by the General Commercial zoning district.

**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 -or- recommendation to the City Council 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>.

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 Initial Study/Mitigated Negative Declaration will be available for public review and comment from October 20, 2025, to November 19, 2025.** Any comments you wish to submit should be submitted in writing no later than 5:30 p.m. on November 19, 2025, to the City of Redlands Planning Division.

Written comments should be submitted via e-mail to: [sreilly@cityofredlands.org](mailto:sreilly@cityofredlands.org)

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

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

**Deadline to submit public comments:  
November 19, 2025, by 5:30 p.m.**



Signature

Sean Reilly  
Name

Principal Planner  
Title

October 16, 2025  
Date

