Redlands Business Center

Concept Plan No. 1
Amendment No. 2

A Master Planned Business Park
City Of Redlands, California

CITY OF REDLANDS
PLANNING DEPARTMENT
APPROVED
REVIEWED BY A Hartel 9-7-04
DATE

Approval of these plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the state of city laws. This set of plans must be kept on the job until completion.



Prepared for:

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(949) 720-3787

REDLANDS BUSINESS CENTER

CONCEPT PLAN NO. 1
AMENDMENT NO. 2

A MASTER PLANNED BUSINESS PARK
CITY OF REDLANDS, CALIFORNIA

SEPTEMBER, 2004

Prepared for:

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SECTION I *INTRODUCTION*

A. PURPOSE AND INTENT

The subject property, known as "Redlands Business Center" is intended to provide for the development of the project site into a master planned business park. The Redlands Business Center Concept Plan No. 1 has been developed to provide a coordinated, comprehensive commercial, office and industrial development consistent with the goals and objectives of the Redlands General Plan and Zoning Ordinance, as well as complying with the East Valley Corridor Specific Plan (EVCSP). The regulations contained herein are intended to allow for development standards specifically addressing the needs of the project site, while insuring substantial compliance with the spirit, intent, and provisions of the various ordinances of the City of Redlands.

It is further the intent of this Concept Plan to bridge the on-going planning efforts in this dynamic area of the City of Redlands by establishing a comprehensive set of development guidelines and standards. The Concept Plan intends to implement several design guidelines and standards currently adopted by the City of Redlands and contained in various planning documents, and the plan is founded upon the primary goal of creating a high quality business environment through the application of comprehensive master-planning principles.

By providing for the development of a high quality business park, several tangible assets will result for the City, not the least of which are the creation of job opportunities and the increases in property and sales tax values over the current vacant land. Basically, the intent of the Concept Plan is to provide a framework wherein a high quality business park can be developed which will attract major business into Redlands while ensuring development will occur in a pleasing and aesthetic manner.

B. PROJECT SETTING AND BACKGROUND

Concept Plan No. 1 encompasses approximately 306 acres of land generally bounded by Lugonia Avenue on the south, California Street on the east, Mountain View Avenue on the west, and San Bernardino Avenue to the north. The site is within the corporate city limits of the City of Redlands, having been annexed into the city approximately thirty-five (35) years ago. The subject property has been perceived for well over a quarter of a century as a future master planned industrial tract of land. This is evidenced by the City of Redlands annexation of the "Marigold Farms" land and the zoning and planning of the land as industrial in the mid-1960's. In fact, the Chamber of Commerce and the City jointly published a brochure touting the area as having potential for a large industrial development offering many amenities. The land has remained vacant largely because of the lack of a strong market demand and the lack of the necessary infrastructure.

The site is located within an area commonly referred to as the East Valley Corridor. During the 1980's, a joint planning effort was conducted by the County of San Bernardino, the City of Loma Linda and the City of Redlands to provide a well-planned community consisting of approximately 4300 acres. The objective of the plan was to create an environment that would attract major businesses to the area in order to provide a job base for the East Valley of San Bernardino County and strengthen the local economy, while ensuring high-quality development through land use design guidelines and standards. Concept Plan No. 1 represents one of the largest land holdings within the EVCSP project area, and as such has the unique ability to create a large master planned development within contiguous property boundaries without the limitations imposed by property ownership patterns and existing street systems seen throughout most of the Corridor area. This uniqueness will allow the project to create aesthetic streetscapes, efficient street patterns and consistent design guidelines on a scale that will establish the development as a cornerstone of the East Valley Corridor.

Exhibit 1 depicts the Regional Setting of the project site, while Exhibit 2 depicts the Project Boundaries.

The site is relatively flat, having a gentle slope (1%-2%) from east to west. The elevation on the easterly portion of the project is 1155, while the elevation of the west is approximately 1100, for a total elevation difference of approximately 55 feet. The property has been farmed for a number of years with a variety of field crops, including corn, alfalfa and vegetables. Several agricultural related buildings are located within the project boundaries including sheds, barns, and a house and garage. These structures will be reviewed for their historical significance at the time that development is anticipated. In addition several on-site irrigation wells are located throughout the property. The City of Redlands completed construction of a sewer lift station at the northwest corner of the project site. Also incorporated in the project boundaries is a 245-foot wide

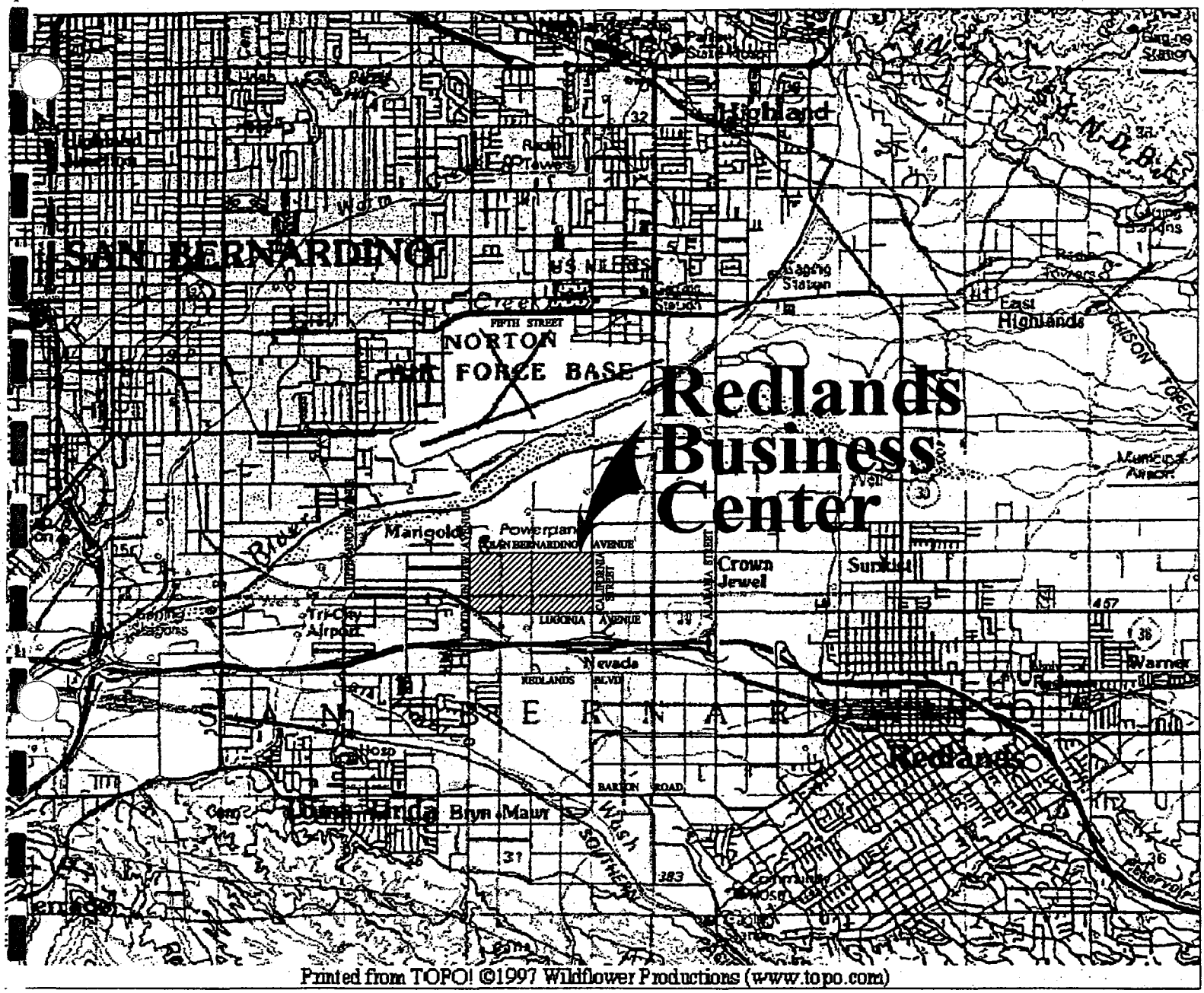
Southern California Edison easement, which contains high tension power lines from the power plant to the north adjacent to San Bernardino Avenue. Five sets of transmission lines are located at four separate places within the project boundaries.

The project site is ideally located for provision of superior transportation modes. The site lies adjacent to the San Bernardino Freeway (I-10) and is juxtaposed between two freeway on/off ramps, one located at California Street and another located at Mountain View Avenue. Both of these freeway ramps provide direct access to the major streets circumventing the project site. In addition, all the surrounding streets adjacent to the project site have been master planned with adequate right-of-way to handle the expected traffic generated from the project development, and the streets have been officially identified as major truck routes by the City of Redlands.

As stated previously, the site is located within an area referred to as the East Valley Corridor. The Corridor includes approximately 4300 acres of land located in the southeastern portion of the San Bernardino Valley, adjacent to Interstate 10 and Route 30. The East Valley Corridor is the principal gateway to the various communities of the East San Bernardino Valley, and it has been recognized as an ideal location for the provision of high quality commercial and industrial development.

Concept Plan No. 1 was approved by the Redlands City Council in 1991. Since the adoption of the concept plan, the property remained undeveloped and in agricultural production. The initial development plans for Concept Plan No. 1 included the construction of a major hospital facility and ancillary medical support uses, as well as other commercial and industrial land uses. With the acquisition of a large portion of the subject property by Bixby Land Company/Western Realco, a re-evaluation of the Concept Plan and attendant land uses has been undertaken to address current market trends. Amendment No. 1 to Concept No. 1 was prepared to address these market trends and land use changes. This amendment was approved by the Redlands City Council in September, 2002. Subsequently, during the initial infrastructure construction and on-going market trends, minor changes have been necessitated in the project design parameters, and additional design guidelines have been incorporated to address the larger warehouse/distribution centers. Thus, Amendment No. 2 to Concept Plan No. 1 has been prepared to reflect these design changes.

REGIONAL LOCATION PLAN



REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

EMERALD
D·E·S·I·G·N
305 N. Harbor Blvd, Suite 218
Fullerton, California 92832
(714) 680-0417
emdes-la@pacbell.net

WESTERN REALCO

BLC

urban environs
Professional Land Planning & Consulting Services
133 E. Vine Street
Redlands, CA 92373

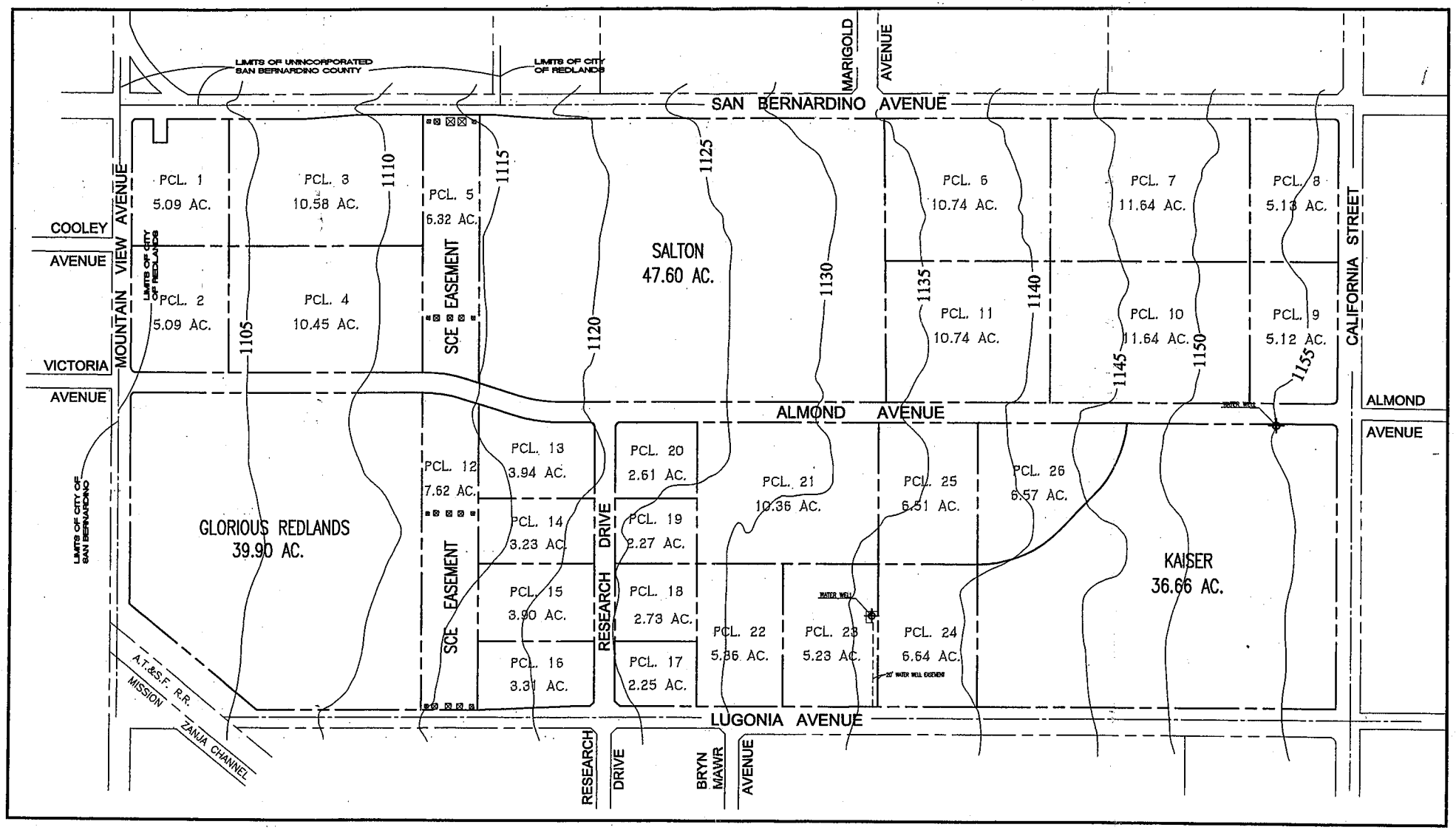
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
16800 VALLEY VIEW AVENUE
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

NORTH

DATE: 4-25-02

EXHIBIT 1

PROJECT BOUNDARY



Thienes Engineering, Inc.
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LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

REDLANDS BUSINESS CENTER
REDLANDS, CALIFORNIA

289.41 AC.

NORTH
DATE: 0

EXHIBIT 2

1. Environmental Considerations

An Environmental Impact Report (EIR) was prepared in conjunction with the East Valley Corridor Specific Plan. The County of San Bernardino, Land Management Department, Office of Planning, was the lead agency and the County of San Bernardino Board of Supervisors certified the EIR, with the City of Redlands acting as a responsible agency. A program EIR is prepared on a series of actions that are characterized as one large project, and the EIR for the Corridor Specific Plan was prepared to satisfy the program EIR requirements. Utilization of the Corridor Specific Plan Program EIR enabled the County to characterize the overall plan as the project being approved. This provided an opportunity to prepare more complete analysis of impacts and land use alternatives, ensures a detailed cumulative analysis and allows consideration of broad policy alternatives and mitigation measures prior to development.

The Program EIR functions as the base environmental document for subsequent development projects. In order to determine whether additional environmental documents will be required for future specific developments within the Corridor, the Program EIR is to be examined, with one of the following actions required by the City of Redlands:

a. If a later activity would have effects that were not analyzed in the program EIR, a new Initial Study would need to be prepared leading to either a supplemental focused EIR or a Negative Declaration.

b. If no new effects would occur or no new mitigation measures would be required, the City of Redlands can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required.

c. The City of Redlands shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into subsequent actions in the program.

d. Where the subsequent activities involve site-specific operations the City of Redlands should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the Program EIR.

In general, the Corridor Program EIR was prepared to analyze and provide mitigation measures to potential adverse environmental impacts created by proposed developments. During the review of Concept Plan No. 1 in 1991, the City of Redlands prepared a Mitigated Negative Declaration as a supporting document to the Program EIR as permitted under the above guidelines. In order to ensure that proper environmental documentation has taken place with respect to Concept Plan No. 1, Amendment No. 1, the City of Redlands prepared an additional Initial Study. It is intended that the City of Redlands will reaffirm the Corridor Program EIR analysis by indicating that this Concept Plan, as amended, is in substantial conformance with the intent of the East Valley Corridor Specific Plan, and approve the project pursuant to a new Mitigated Negative Declaration. Where necessary, updated environmental studies (i.e. – traffic, biology) have been conducted to address changes in the environmental setting during the last decade.

Following is a brief description of the environmental factors affecting the project site:

Climate - The climate within the area is considered Mediterranean, characterized by cool, wet winters and hot, dry summers. Average temperatures range from 53 degrees in the winter to 80 degrees in the summer. Average yearly rainfall is about 13 inches, mostly occurring during the December-March rainy season.

Topography, Soils and Geology – The topography of the project site is relatively flat, ranging in elevation from 1100 to 1155 feet above mean sea level. The soils within the project site consist predominately of sands and gravels representative of the flat plain adjacent to the Santa Ana River Wash emanating from the San Bernardino Mountains. Geologic hazards on the site could include seismic shaking; both the San Andreas and San Jacinto faults are located within a few miles of the project site. Standard construction techniques will be utilized in all structures addressing both specific soils and seismic conditions.

Hydrology - Flood hazards to the project site are associated with the Mission Zanja Channel located southwest of the project site, However, the site is not located in a flood hazard zone. Storm water flows are expected to increase as the subject property and surrounding area of the East Valley Corridor continue to develop. The EVCSP identified the necessary backbone storm drain facilities to accommodate the anticipated increased flows, and standard

drainage improvements will be utilized to control surface flows and should provide adequate flood protection.

Air Quality - The project site is located within the South Coast Air Basin and air quality is managed by the South Coast Air Quality Management District (SCAQMD). The east valley of San Bernardino County is surrounded by low hills to the south and the towering San Bernardino Mountains to the north and east. The Los Angeles basin, a major air pollution source, is located approximately fifty miles to the west. Air pollutants from the Los Angeles basin are transported inland into the San Bernardino Valley by the prevailing on-shore or westerly winds. The westerly airflow, the prevalence of a marine inversion layer, and strong solar radiation combine to produce high ozone levels and lowered visibility on many days between May and September. Air quality in the area generally can be considered good to moderate from October to April when meteorological conditions are not conducive to high ozone production.

Noise - Noise impacts affecting the project site are primarily vehicular noise generated by the I-10 and Route 30 freeways. Vehicular noise levels are expected to increase in the area due to increased traffic expected on the surrounding freeway and street systems as the region continues to develop and grow. The closure of Norton Air Force Base has significantly reduced the existing noise levels and patterns produced by low-flying military aircraft. In all probability, the base will be converted to some form of civilian airport operation, and aircraft noise will likely resume to be an environmental consideration. The non-residential nature of the land uses within Concept Plan No. 1 are generally acceptable within the anticipated noise level environment for the project site.

Cultural Resources - Although Redlands is rich in historical and cultural resources, the project site is not known to contain significant cultural resources, particularly since the property has been actively farmed for several years. The project site is a portion of a large historic farm that has been in existence since the 1890's, originally as a dairy and feedlot, and more recently as field crop farming. Cultural resources in the form of surface and subsurface artifacts will be monitored during construction activities.

Biological Resources - There are no identified endangered or protected species of plant or animal life within the project site, primarily due to the active agricultural production on one hundred percent of the project site. During the construction of off-site storm facilities, jurisdictional issues will be addressed primarily due to the

outfall storm drain structures to be constructed into the Santa Ana Wash at the north end of Mountain View Avenue. This storm drain facility required Army Corp of Engineers 404 and State Fish & Game 1603 permitting with the attendant biological assessment. A Biological Assessment has been prepared to address the impacts of the storm drain improvements and has been reviewed by the City of Redlands and the affected agencies.

Transportation – The existing circulation system in the area consists of two regional highways, the I-10 Freeway and State Route 30, and a partially improved street network surrounding the project site. Present traffic volumes in the immediate area of the project site are relatively light, although some congestion occurs southerly of the project site associated with commercial development south of the I-10 Freeway. Significant traffic increases are anticipated with the development occurring in the East Valley Corridor, and the EVCSP contains development standards for expanding and upgrading the arterial street system. The EVCSP Program EIR states that the project "... increases on regional traffic are considered significant cumulative impacts that are not fully mitigated. Cumulative impacts are effects that are not significant (or have been mitigated to a level of non-significance) on the local or project level, but when added to other regional projects' impacts, may be considered cumulatively significant." In light of this determination, and as a precedent to the certification of the Program EIR and adoption of the EVCSP, a statement of over-riding considerations was adopted for traffic impacts as required by the California Environmental Quality Act (CEQA). In conjunction with the preparation of this Amendment to Concept Plan No. 1, an updated traffic study was prepared to address the changed conditions and circumstances associated with the proposed project.

2. Legal Description

The land referred to herein is situated in the City of Redlands, County of San Bernardino, State of California, and is described as Lots 1 through 30, inclusive, of the Orange Grove Homestead as per map recorded in Book 2 of Maps, Page 5, Official Records of the County of San Bernardino, State of California.

ASSESSOR'S PARCEL NUMBERS:

Glorious Redlands

167-401-02, 03
167-411-03
167-451-05, 06
167-461-03

Consisting of approximately 40 acres.

Kaiser Permanente

167-441-03

Consisting of approximately 39 acres.

Redlands Commerce Center

167-411-02, 04
167-421-01
167-451-03, 04
167-461-02, 04
167-471-02, 03
167-472-01
167-481-03, 04
167-501-02, 05
167-511-01, 02
167-521-01
167-522-03
167-541-03
292-031-07, 10, 17, 19, 20

Consisting of approximately 227 acres.

C. PROJECT DESCRIPTION

The Redlands Business Center is intended to provide for the development of a master planned business park incorporating a mutually supportive mix of retail, office, medical and industrial uses. The subject property consists of approximately three hundred and six (306) acres and is located north of Interstate 10 between Mountain View Avenue and California Street. The site will primarily develop as a retail, office, and industrial park. In addition, a major land holding within the project anticipates the development and attraction of medical related facilities and institutions for Kaiser Permanente. Finally, an open space area will be developed underlying the Southern California Edison transmission lines.

The project area has been extensively studied through the East Valley Corridor Specific Plan, and the intent of this Concept Plan is to implement those land use policies and development standards. In fact, the existence of the East Valley Corridor Specific Plan is vitally important to the long term commitment which is represented by this Concept Plan. It is hoped that the surrounding vacant lands will be developed in a high quality fashion as suggested by the Corridor Specific Plan.

D. GOALS AND OBJECTIVES

The objective of the Redlands Business Center Concept Plan No. 1, as amended, is to provide a framework that will guide the future development of the subject property into a cohesive business park. As stated previously, this Plan has been prepared consistent with the Corridor Specific Plan axiom to promote and facilitate aesthetically pleasing job and revenue-producing development that responds to physical, environmental, and economic opportunities and constraints.

In order to insure the creation of a superior business environment sensitive to the needs and desires of the City of Redlands, the Concept Plan has adopted certain goals and objectives, including the following:

1. To be consistent with the goals, policies, and objectives contained in Section EV2.0205 of the East Valley Corridor Specific Plan.

2. The creation of an enriched business development incorporating a mutually supportive mix of retail, office, medical and industrial land uses taking advantage of the unique characteristics of the project site.

3. Acknowledging the site's unique location as the western entrance into the City of Redlands along the I-10 Corridor, and establishing an aesthetically appealing business park through attractive site planning, architectural design, and the incorporation of abundant open space and landscaping.

4. To provide a circulation system to conveniently serve the needs of the development and the surrounding area.

5. To insure compatibility with surrounding land uses through the utilization of coordinated land planning and special design features such as landscape buffers, street systems, and open space development.

6. To provide for the coordination and extension of adequate public services to serve the ultimate development of the subject property.

7. To enhance a substantial amount of visible open space.

E. GENERAL NOTES

The following General Notes shall apply to all land contained within the Concept Plan boundaries.

1. Any details not specifically addressed by the Concept Plan No. 1 shall be subject to the regulations of the City of Redlands' Municipal Code and the adopted East Valley Corridor Specific Plan. Definitions of terms shall also be as defined in the codes of the City of Redlands.

2. Water service to the subject property will be provided by the City of Redlands.

3. Sewer service to the subject property will be provided by the City of Redlands.

4. Electrical service will be provided by the Southern California Edison Company.

5. Natural gas service will be provided by the Southern California Gas Company.

6. Telephone service will be provided by Verizon.

7. Solid Waste disposal will be provided by the City of Redlands.

SECTION II. *MASTER PLANS*

The Master Plan section of this Concept Plan is intended to provide guidelines and direction for the classification of the various land use, transportation and infrastructure portions of the Plan. The intent of these master plans is to guide the future development of the property in an orderly, planned way and to promote and protect the public health, safety, and general welfare through comprehensive land planning. In addition, this section sets forth the implementation of the Special Development District of the Corridor Specific Plan.

A. RELATIONSHIP TO EAST VALLEY CORRIDOR SPECIFIC PLAN

Exhibit 3, Corridor Land Use Plan, depicts the subject property as Special Development (SD), and contained entirely within its own Planned Development Envelope.

The East Valley Corridor Specific Plan designated certain properties as Special Development. The Special Development District is intended to provide an alternative, more flexible site planning process which encourages creative and imaginative planning of administrative/professional, commercial or industrial development, or a mixture of such uses, within the framework of a single cohesive concept plan. The Special Development process provides greater regulatory, land use, and design flexibility than conventional land use district regulations, in order to achieve a more economical and efficient use of land. Essentially, the adoption of the Concept Plan No. 1 implements the Special Development District of the Corridor Specific Plan.

The Corridor Specific Plan defines a Planned Development as a large, integrated development consisting of commercial, industrial of administrative/professional uses, or a mixture of such uses and associated ancillary uses and structures, that is located within one or more development envelopes. Development envelopes are areas with common constraints and development opportunities, and constitute the minimum area which must be planned as a single unit. As stated previously, and depicted on Exhibit 3, the project area falls entirely within a single development envelope. Therefore, this Plan also implements the Planned Development provisions of the Corridor Specific Plan.

The Planned Development provisions anticipate a multi-staged development review process, depending upon the degree of the project design or land use commitment desired by the applicant or the reviewing agency. The Concept Plan No. 1 is being filed as a detailed master plan fulfilling the requirements of Section EV1.0405(a) (1) and (2), Concept Plan Requirements.

This process is particularly appropriate for the subject property because of the aforementioned ownership development envelope.

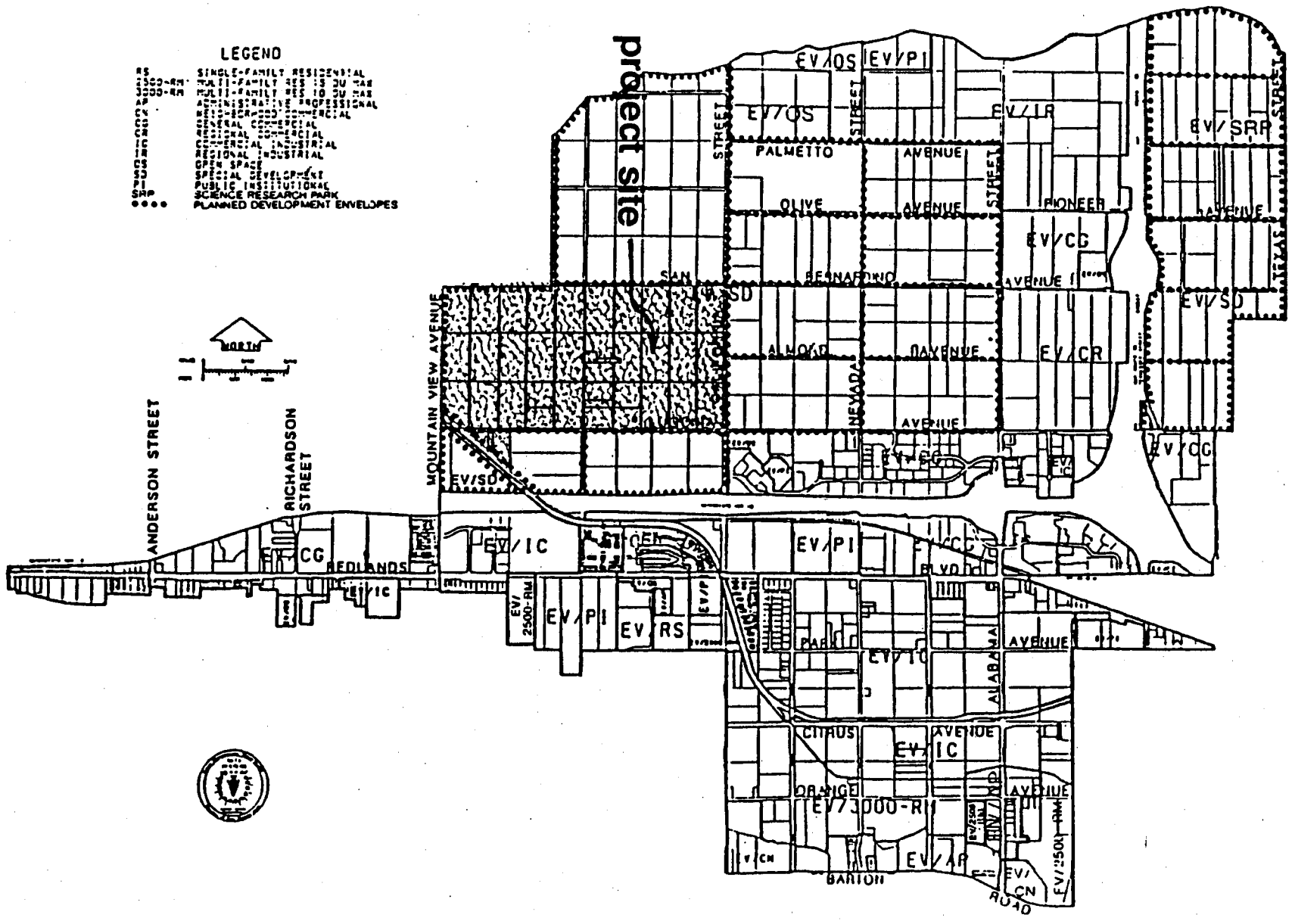
The level of detail for Concept Plan No. 1 is appropriate for the master planning of a large-scale business park, establishing the overall framework for subsequent City of Redlands review of precise site planning. Included with this Concept Plan are written descriptions and mapping details regarding land use, circulation, public utilities, landscaping and development standards. It is anticipated that the final stage of development review for the Redlands Business Center will be detailed site planning and architectural plans submitted pursuant to City of Redlands Commission Review and Approval (CRA) and Conditional Use Permit (CUP) procedures. This procedure is outlined in Section EV1.0405(c); generally, the Concept Plan and subsequent CRA's and CUP's will inclusively constitute the Development Plan.

This Concept Plan also intends to be consistent with the Corridor Specific Plan by incorporating the Community Design Standards contained within Division 4 of the East Valley Corridor Specific Plan. These standards and guidelines are contained within the East Valley Corridor Specific Plan, and are hereby made a part of this Concept Plan.

Additionally, Section EV1.0310 of the Corridor Specific Plan requires all development projects to submit, as part of the application package, a descriptive summary of the project's locational relationship to existing infrastructure and services, and preliminary information of the potential impact on them. Detailed information regarding streets, sewer, water, and storm drainage can be found within Section 2.C. and D. of this Concept Plan, while the City has conducted a Socio-Cost Benefit Analysis of the project upon City services and facilities.

EAST VALLEY CORRIDOR SPECIFIC PLAN

PLANNED DEVELOPMENT ENVELOPES



D1-10

exhibit 3

B. LAND USE

The Redlands Business Center encompasses approximately 306 acres of land accommodating the development of various retail, office, medical, industrial and open space land uses under a master planned business park. The various land uses are designed under single-tenant and multi-tenant formats in order to provide a diversity of land use options for a wide range of business opportunities.

The various land use districts will be developed under a multi-phased program, depending upon market conditions and constraints. Generally, the backbone infrastructure system as depicted by the Concept Plan will be developed under the initial phase, with buildings following thereafter. Under ideal conditions, it is anticipated that the project will require approximately 10-15 years for ultimate build-out. The Land Use Plan is depicted in Exhibit 4. Amendment No. 2 has updated the acreages based upon recent public street dedications.

1. Medical Facilities

A dominant land use that is being created as a cornerstone to the project is the Medical Facilities District. This District is being planned for the northwest corner of California Street and Lugonia Avenue, encompassing 36.66 acres. The site is currently owned by Kaiser Permanente and has been planned for the construction of a campus-like medical facility for Kaiser Hospital.

Perimeter access from Lugonia Avenue and California Street is designed to surround the site in order to allow for multiple access points allowing for excellent ingress/egress for the medical facilities district. The development of the Kaiser Hospital facility is planned to occur over a multi-year time span, with various components of the facility (i.e. administrative, out-patient, hospital bed facility) being constructed separately.

2. Commercial Industrial District

A total of 159.82 acres is provided for the Commercial Industrial District. This land use is intended to provide for corporate headquarters and branch office users in insurance, finance, and service businesses, as well as for the development of a high quality light industrial buildings. This land use is planned along the Lugonia Avenue corridor.

The Commercial Industrial District will have direct access to the regional transportation system via Mountain View Avenue, California Street and San Bernardino Avenue. These major arterials provide

excellent transportation opportunities to the I-10 and State Route 30 Freeways.

The Commercial Industrial District will initially be subdivided into a variety of lot sizes in order to accommodate flexibility in the market place. Further subdivision will occur, and may be permitted pursuant to City of Redlands procedures without an amendment to Concept Plan No. 1.

3. Commercial Industrial and Warehouse Distribution District

A total of 78.99 acres is provided for the Commercial/Industrial and Warehouse Distribution District. This land use district is intended to provide for the development of a high quality light industrial and warehouse/distribution park similar to the recently constructed Salton warehouse building.

The Commercial/Industrial and Warehouse Distribution District will initially be subdivided into a variety of lot sizes in order to accommodate flexibility in the market place. Further subdivision and/or mergering of lots may be permitted pursuant to City of Redlands subdivision procedures. Special development standards and design guidelines have been established for this district to ensure larger warehouse and distribution land uses will incorporate aesthetically pleasing architecture, site planning and landscaping.

4. Open Space

The Open Space district encompasses approximately fourteen (13.94) acres underlying the permanent Southern California Edison Transmission Line Easement. This district has been created in order to allow for limited development of open space related land uses which are permitted under the utility easement. This particular land use accomplishes the goal of the incorporation of a major, permanent open space/greenbelt area within the project boundaries. The open space district will be retained under private ownership and could include such agricultural uses as citrus groves, nurseries, field crops or commercial flower growing.

Other open space opportunities may be created within individual developments under the provisions of this Concept Plan; however, they have not been identified under this document. The development standards and uses within the open space district have been developed utilizing the East Valley Corridor Specific Plan guidelines, and refined in order to address the restrictions imposed by the Southern California Edison Easement.

The balance of the land area within the Concept Plan will be utilized for the construction of the necessary internal and external road system servicing the land uses. Approximately nine (9) acres will be dedicated for road purposes at this time. Subsequently, additional road dedications may occur when future subdivisions within the larger land use areas occur.

LAND USE PLAN

SAN BERNARDINO AVENUE

MARIGOLD AVENUE

COOLEY AVENUE

VICTORIA AVENUE

MOUNTAIN VIEW AVENUE

PCL. 1 5.09 AC.

PCL. 2 5.09 AC.

PCL. 3 10.58 AC.

PCL. 4 10.45 AC.

PCL. 5 6.32 AC.

SCE EASEMENT

SALTON 47.60 AC.

PCL. 6 21.48 AC.

PCL. 7 11.64 AC.

PCL. 8 5.13 AC.

PCL. 10 11.64 AC.

PCL. 9 5.12 AC.

STREET

ALMOND AVENUE

ALMOND AVENUE

CALIFORNIA AVENUE

TRAIL SYSTEM

GLORIOUS 39.90 AC.

REDLANDS

PCL. 12 7.62 AC.

PCL. 13 3.94 AC.

PCL. 14 3.23 AC.

PCL. 15 3.90 AC.

PCL. 16 3.31 AC.

SCE EASEMENT

RESEARCH DRIVE

PCL. 20 2.61 AC.

PCL. 19 2.27 AC.

PCL. 18 2.73 AC.

PCL. 17 2.25 AC.

PCL. 21 10.36 AC.

PCL. 22 5.36 AC.

PCL. 23 5.23 AC.

PCL. 24 6.64 AC.

PCL. 25 6.51 AC.

LOT 1 (per LLA) 6.66 AC.

KAISER LOT 2 (per LLA) 38.76 AC.

A.T.&S.F. R.R. MISSION ZANJA CHANNEL

LUGONIA AVENUE

RESEARCH DRIVE

BRYN MAWR AVENUE

COMMERCIAL / INDUSTRIAL & WAREHOUSE DISTRIBUTION	100.47 AC	
COMMERCIAL / INDUSTRIAL	138.43 AC	
MEDICAL FACILITIES	38.76 AC	
OPEN SPACE	13.94 AC	
	291.60 AC	

NORTH

DATE: 12-09

EXHIBIT 4

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REDLANDS, CALIFORNIA

C. CIRCULATION

The Circulation Plan depicts the overall concept of traffic movement for the Redlands Business Center. The vehicular circulation concept proposes to utilize the existing perimeter street network to service the land uses within the project. These streets include California Street, Lugonia Avenue, San Bernardino Avenue and Mountain View Avenue. The subject project is ideally surrounded by a network of major arterial streets and closely located to three major freeway interchanges with Interstate 10 and State Route 30.

The Circulation Plan is depicted in Exhibit 5. The internal street system has been developed to adequately service the land uses within the development. In addition, the Circulation Plan depicts the location of a proposed regional trail system along Mountain View Avenue, connecting the Santa Ana River trail with downtown Redlands along the historic Zanja.

The streets and trails within project site have been identified as to location and cross-section. The streets will be developed in conformance with the Corridor Specific Plan, Division 4, contained in Appendix B, and are discussed individually below.

1. Lugonia Avenue

Lugonia Avenue is currently dedicated within the limits of the project boundaries with a seventy (70) foot right-of-way, and is improved with two lanes of traffic and cut-stoned curbing. The Corridor Specific Plan designates Lugonia Avenue as a major highway, having an ultimate right-of-way of one hundred four (104) feet. Therefore, the development of the property will incorporate the major highway designation and standard contained in the East Valley Corridor Plan for a portion of the roadway. This standard is depicted in Exhibit 5a, and includes the landscaping along the street frontage. The additional right-of-way which will be required will be dedicated to the City of Redlands with the recording of the subdivision map.

Lugonia Avenue will be developed within the limits of the project site as a one hundred-four (104) foot street, a portion of which is half-width only. The street improvements will provide for four lanes of traffic and includes a twelve (12) foot parkway. The parkway will contain a six (6) foot sidewalk, and the balance of the parkway will be turf. Berms or other screening will be required where parking areas are visible from the right-of-way.

As Lugonia Avenue passes by the Edison Easement, a conflict with the major transmission towers prevents the continuation of the 104 foot

street section. Therefore, the street standards will be reduced to an eighty-eight foot secondary highway standard from the towers westerly to Mountain View Avenue.

2. California Street

California Street is designated as a major arterial by the East Valley Corridor Specific Plan and provides a major gateway into the project site from the I-10 Freeway. The street is currently unimproved other than asphalt paving, and is dedicated to an 82.5 foot existing right-of-way. California Street will be improved pursuant to Exhibit 5b, with a fully developed half street. The ultimate right-of-way for California Street is 126 feet. California Street will contain a twenty-two (22) foot raised landscaped median and a six (6) foot sidewalk adjacent to curb face. The additional right-of-way will be dedicated with the record Parcel Map. (An additional two (2) feet of right-of-way is proposed to be dedicated in order to provide a dual left turn lane situation along California Street at Almond Avenue, for a total of 128 feet of ultimate right-of-way). In addition, the option for a bike lane on the west side of California Street has been provided. Ultimately, California Street will contain six lanes.

3. San Bernardino Avenue

San Bernardino Avenue has been designated as a major arterial in the East Valley Corridor Specific Plan. San Bernardino Avenue is currently improved with one lane of traffic on the south side adjacent to the subject property. A majority of the north side of the street has recently been improved with the development to the north. San Bernardino Avenue is proposed to have an ultimate right-of-way of one hundred twenty (120) feet; therefore, additional right-of-way will be dedicated with the recordation of the Subdivision Map.

San Bernardino Avenue will also consist of six traffic lanes, and will function as a major traffic corridor in the future. A six (6) foot straight sidewalk will be constructed eight (8) feet from the back of curb. The balance of the parkway within the right-of-way will be landscaping consisting of turf, shrubs and trees. The improvements for San Bernardino Avenue are depicted in Exhibit 5c.

As San Bernardino Avenue passes by the Edison Easement, a conflict with the major transmission towers prevents the continuation of the master planned street improvements. Therefore, the City will consider a slight modification to the street standard in order to accommodate the tower locations.

4. Mountain View Avenue

Mountain View Avenue forms the western boundary of the project site and also the city limits for the City of Redlands. Mountain View Avenue provides a direct link to a freeway interchange at I-10, and will be an important access point for the project. Mountain View Avenue is currently improved with one lane in each direction, and no other improvements. Mountain View Avenue has an ultimate right-of-way width of one hundred four (104) feet. Additional half street dedication will be provided with the recordation of the Subdivision Map.

Mountain View Avenue is depicted in Exhibit 5d, and will include a six (6) foot sidewalk separated from back of curb and a parkway consisting of turf and groundcover. Four lanes of traffic will ultimately be provided. In addition, the previously mentioned multi-use trail will be located along the easterly side of Mountain View Avenue, within the landscaped setback area, as described in more detail in Section 7 below.

5. Internal Circulation

A system of internal public streets has been developed to provide adequate vehicular circulation for the project. These streets have been designed in accordance with the secondary highway street standard contained in the East Valley Corridor Specific Plan and depicted by Exhibit 5e.

It is recognized that the street system depicted in this Concept Plan is a minimum "backbone" system necessary to create large planning blocks for further development and subdivision. Future streets will be considered within large blocks in order to provide adequate access and convenient vehicular movements within the project site.

6. Trail System

One of the goals of Concept Plan No. 1 is to implement the planned regional trail system. As a result, a trail system has been developed along Mountain View Avenue from the A.T.&S.F. Railroad and Flood Control Channel north to San Bernardino Avenue. This trail system will ultimately link the Santa Ana River with the San Timoteo Canyon area, as-well-as downtown Redlands.

The trail will be developed as a Class III system, incorporating equestrian, pedestrian and a bikeway.

The following standards shall apply to the trail system:

a. Bicycle paths shall be two-way routes. The bike path shall be constructed in accordance with the California highway Design Manual, Bikeway Planning and Design. The minimum paved width for the two-way bike path shall be eight (8) feet. A minimum two (2) foot wide graded area shall be provided adjacent to the pavement. A minimum two (2) foot horizontal clearance to obstructions shall be provided adjacent to the pavement; the vertical clearance to obstructions across the clear width of the path shall be a minimum of eight (8) feet.

b. The equestrian trail shall be eight (8) feet in width, and located parallel to the bike path. The trail shall be constructed of six (6) inches of granular material on a forty (40) pound felt base.

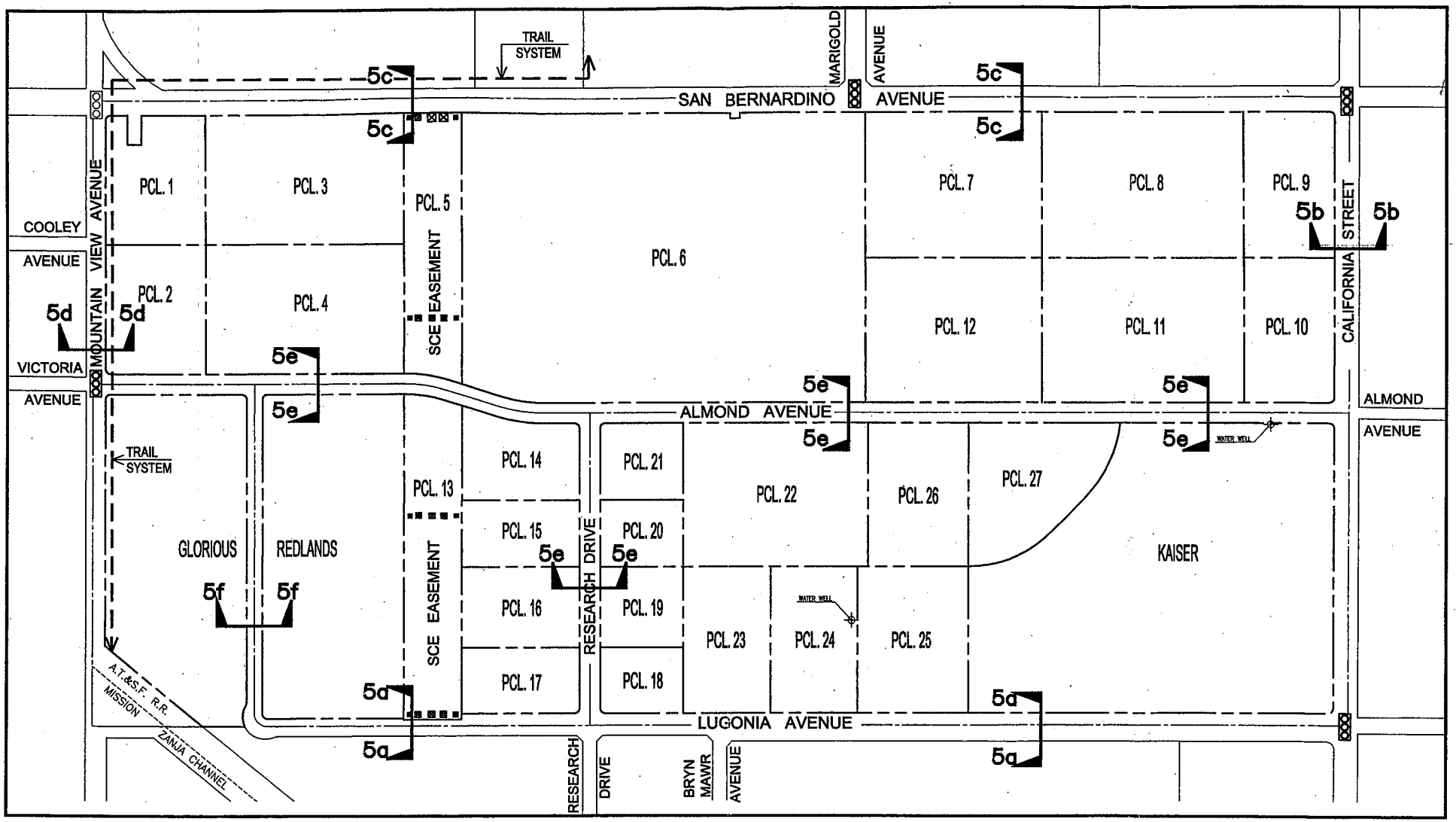
c. The development of trail system shall include periodic shaded rest stops with clusters of shade trees and benches. These improvements shall be shown on the trail improvement plans to be submitted to the City.

The trail systems will be developed with the initial phase of infrastructure and off-site improvements..

7. Public Transit

The Redlands Business Center shall provide transit easements and bus turnouts to encourage transit rider-ship. Transit easements shall be required for the major medical facilities, major office buildings, and other major employers. The transit easements will allow for the public transit system to operate within large, private development, and provide delivery of bus riders to central drop-off points rather than on perimeter streets.

CIRCULATION PLAN



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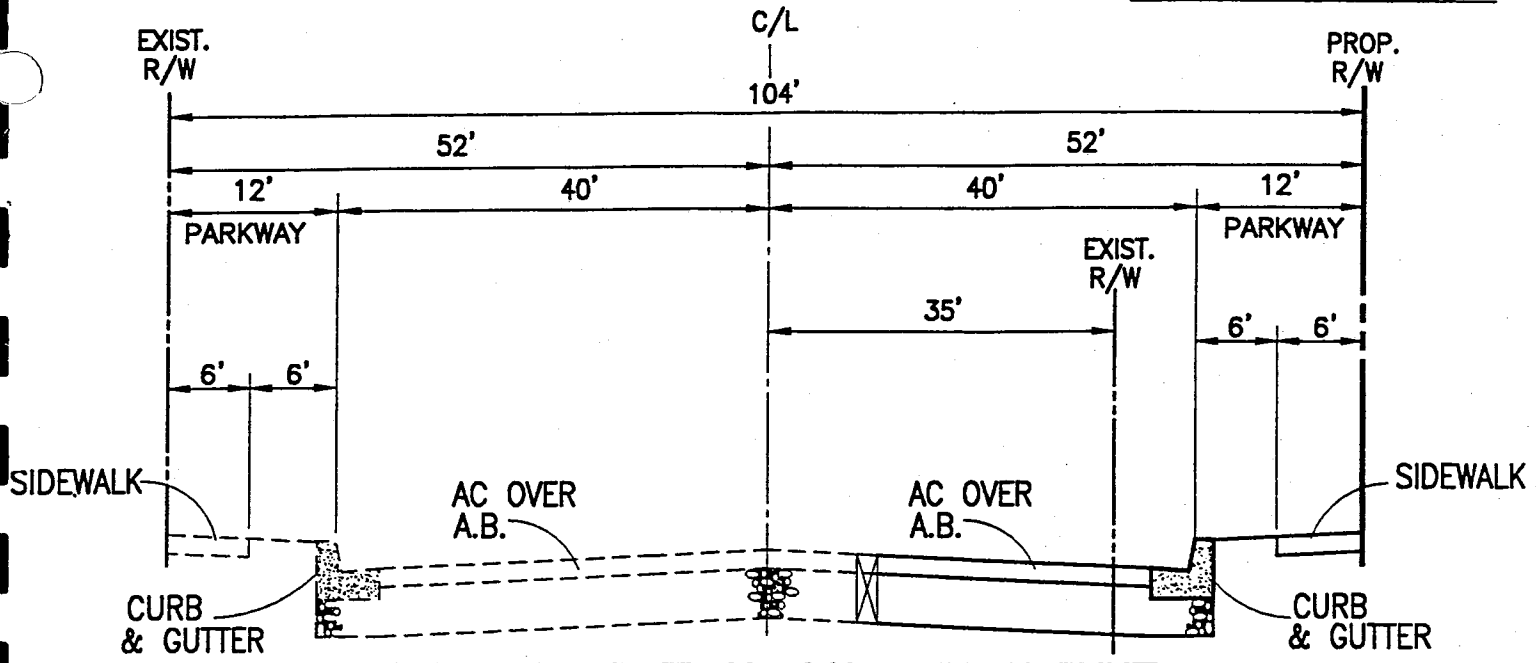
REDLANDS BUSINESS CENTER
REDLANDS, CALIFORNIA

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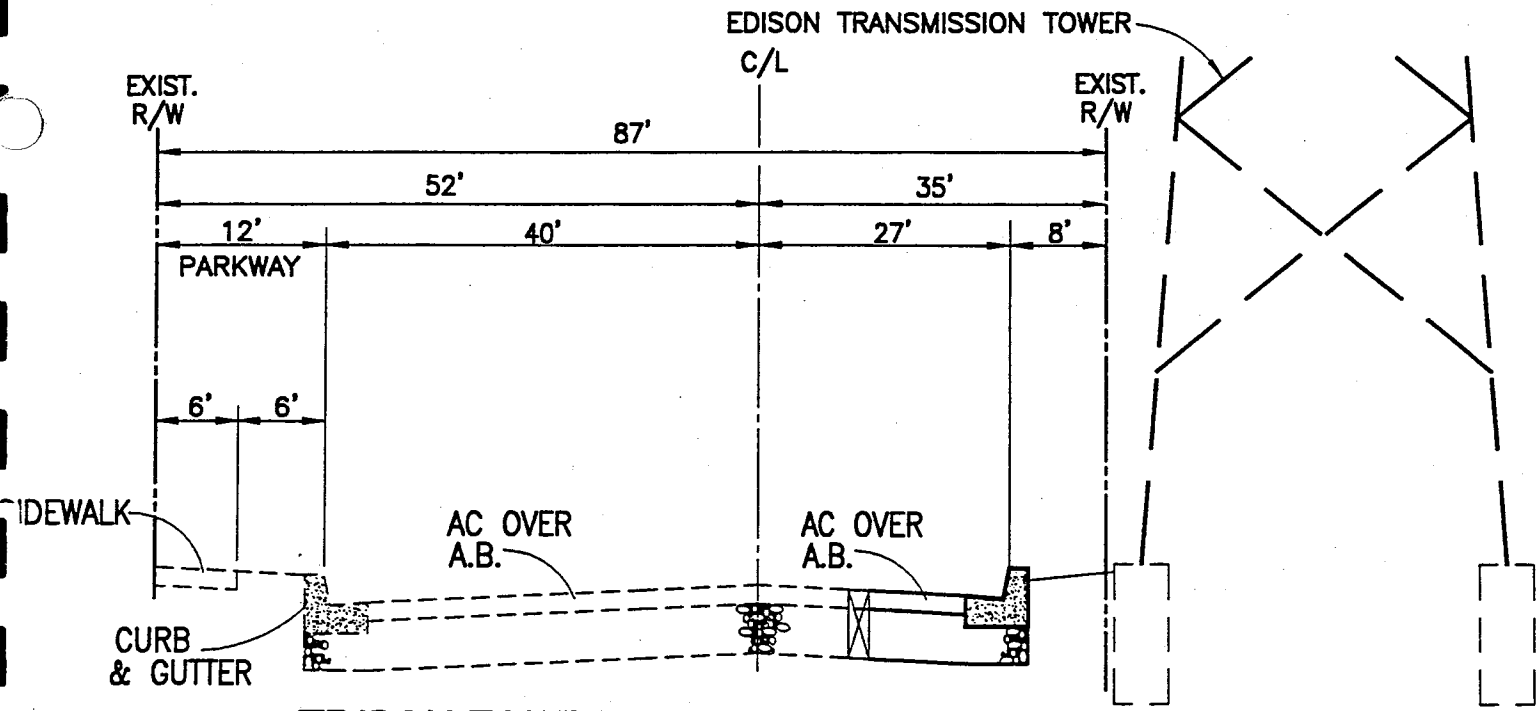
EXHIBIT 5

LUGONIA AVENUE



TYPICAL SECTION - LUGONIA AVENUE

NTS



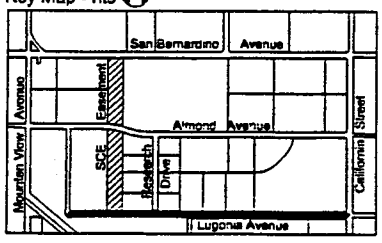
EDISON TOWER SECTION - LUGONIA AVENUE

NTS

REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

Key Map - nts



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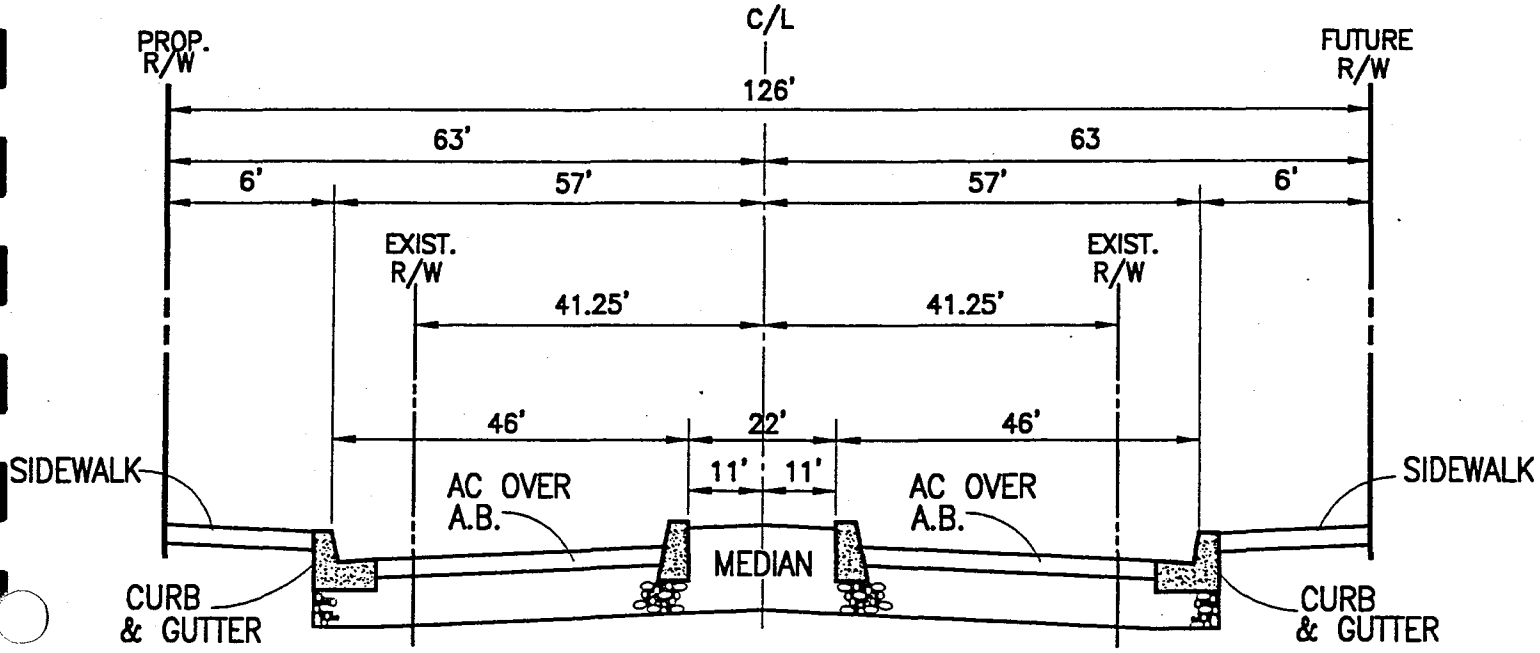
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DATE: 8-1-02

EXHIBIT 5a

CALIFORNIA STREET



TYPICAL SECTION - CALIFORNIA STREET

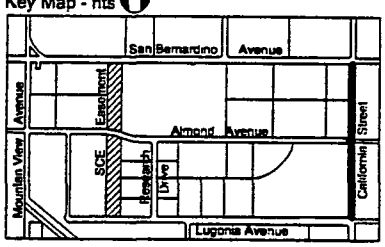
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Key Map - nts

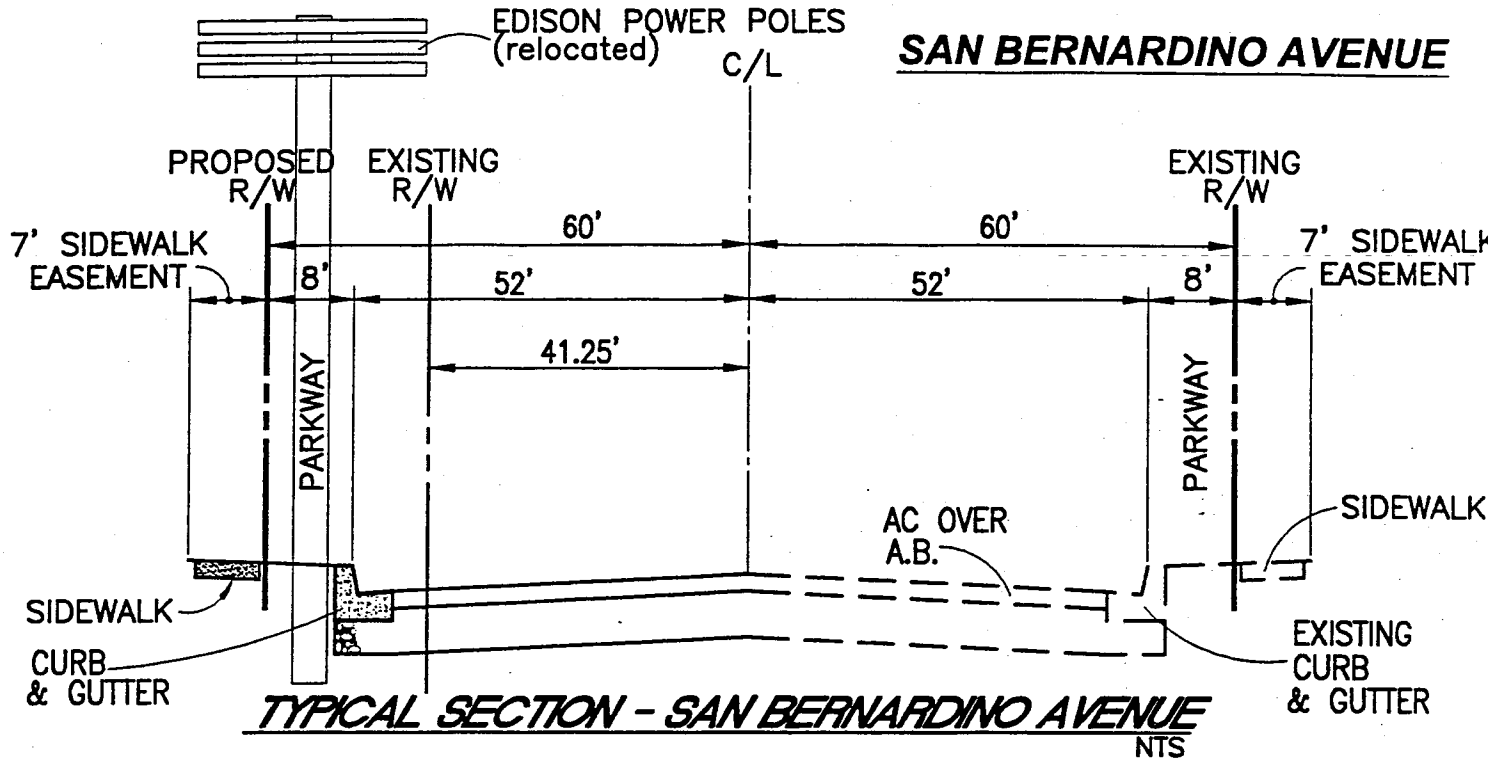


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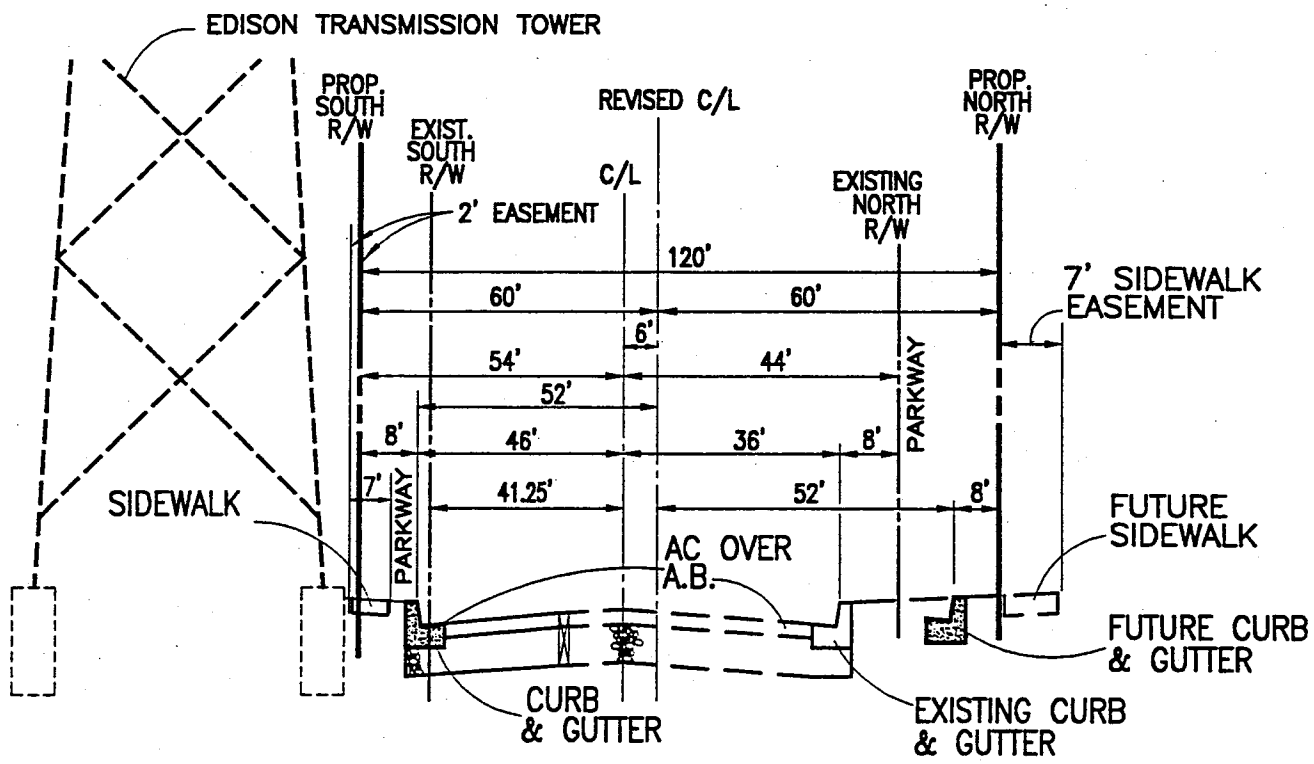
DATE: 8-1-02

EXHIBIT 5b



TYPICAL SECTION - SAN BERNARDINO AVENUE

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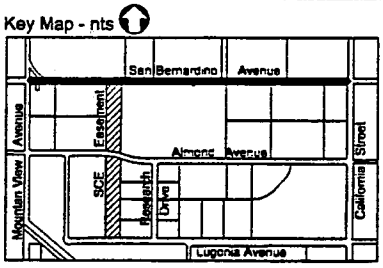
EDISON TOWER SECTION - SAN BERNARDINO AVENUE

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REDLANDS BUSINESS CENTER

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Key Map - nts



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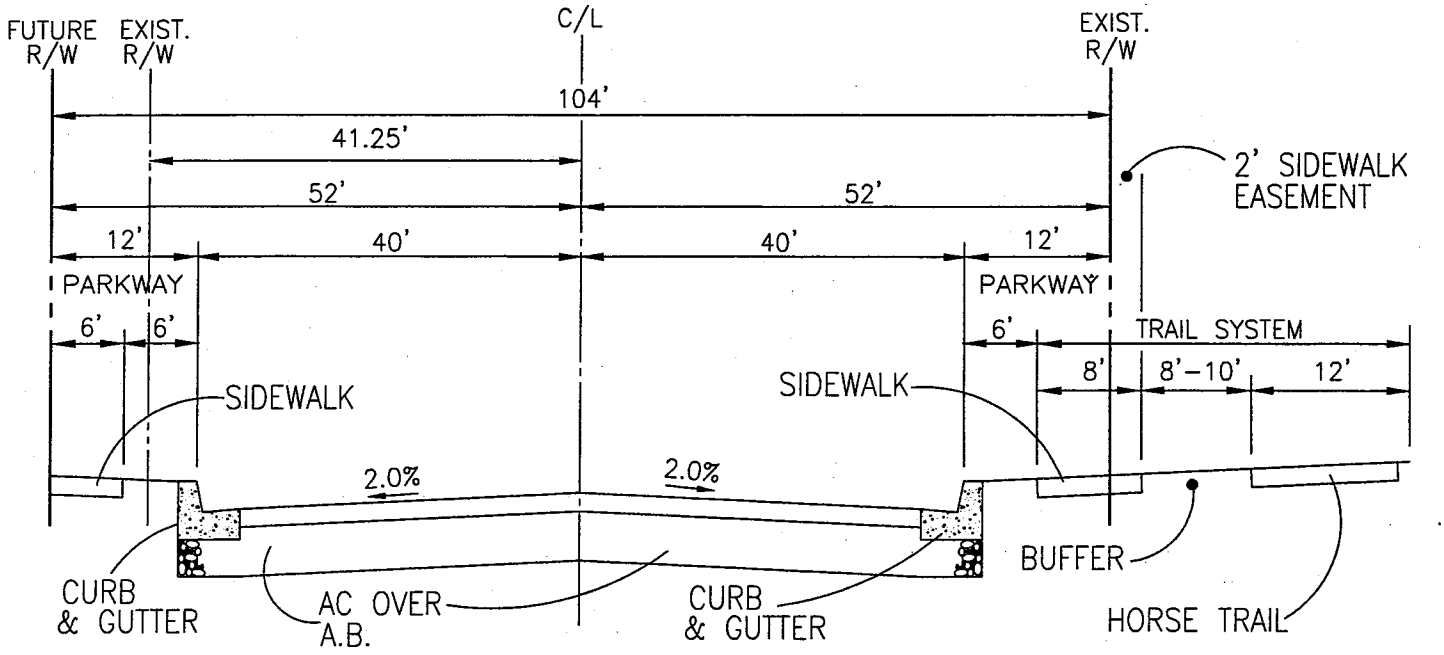
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DATE: 8-1-02

EXHIBIT 5c

MOUNTAIN VIEW AVENUE



TYPICAL SECTION-MOUNTAIN VIEW AVENUE

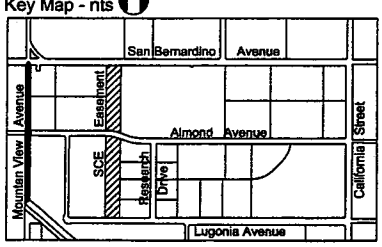
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Key Map - nts



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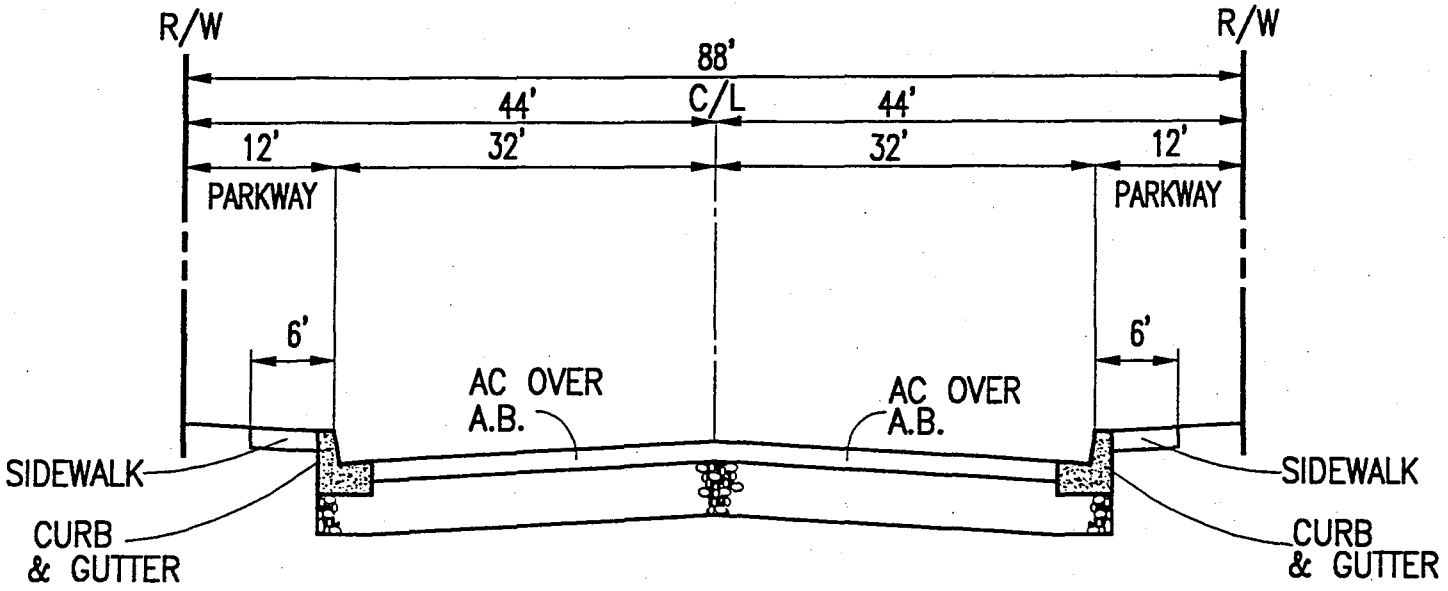
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DATE: 8-1-02

EXHIBIT 5d

INTERNAL STREET

COLLECTOR

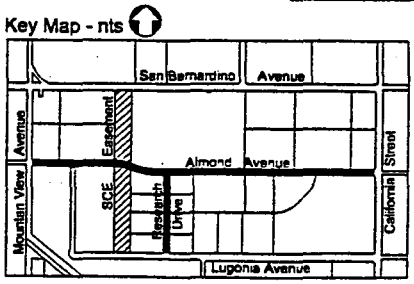


TYPICAL SECTION - FULL WIDTH INTERNAL STREET

NTS

REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA



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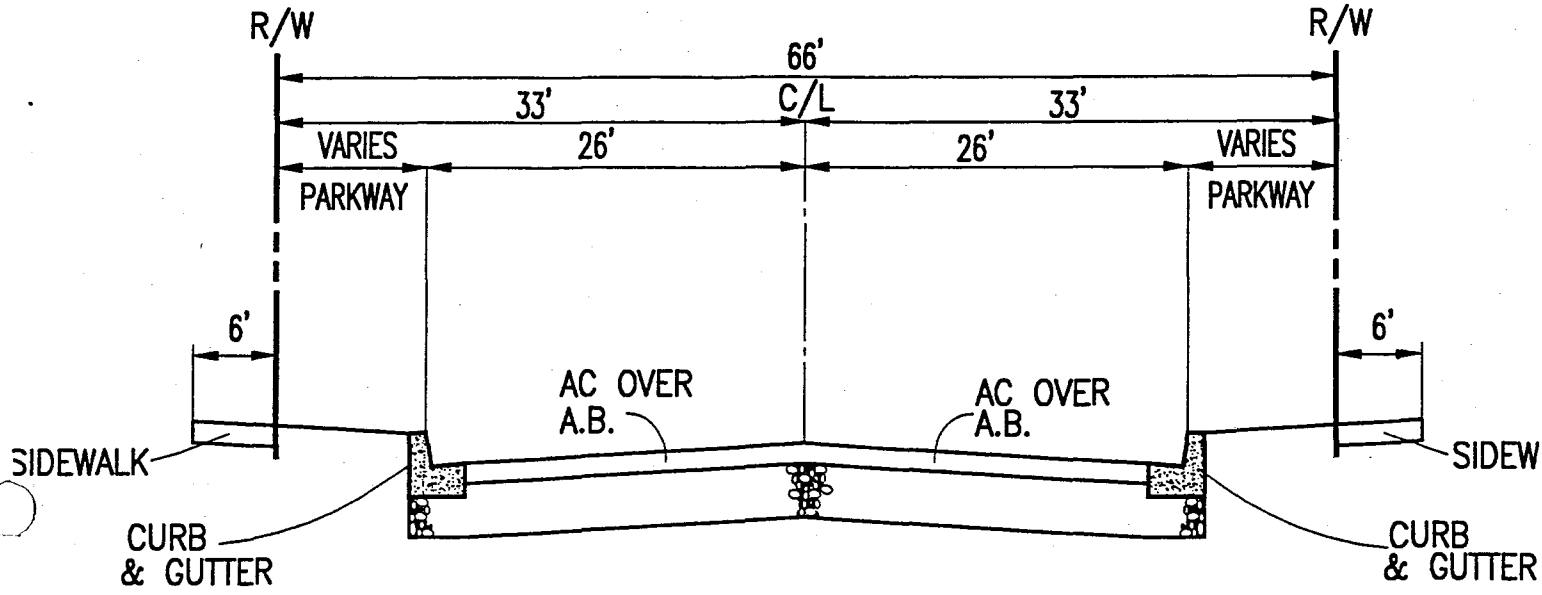
DATE: 8-1-02

EXHIBIT 5e

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INTERNAL STREE

LOCAL



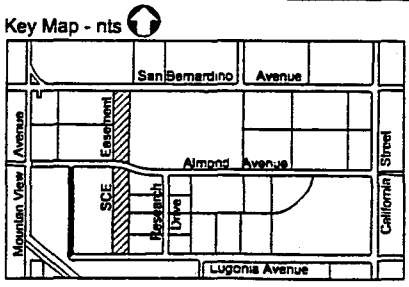
TYPICAL SECTION - FULL WIDTH INTERNAL STREE

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DATE: 8-1

EXHIBIT 5f

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D. INFRASTRUCTURE

The Infrastructure Plan designates the location and size of sewer, water, and storm drainage lines throughout the project. Private utility lines, including gas, electricity, telephone, and cable TV are locally available and are not shown on the plan. The sewer, water, and storm drainage systems will be designed and constructed in accordance with plans reviewed and approved by the City of Redlands (individual line sizes may vary depending upon City approval). The Infrastructure Plan is depicted in Exhibit 6.

1. Water System

The project site is surrounded by an existing network of water mains which can be utilized to service future development within the Redlands Business Center. These lines have been sized pursuant to the City of Redlands master plan, and include the following:

- A 12" water line in California Street from Lugonia Avenue to San Bernardino Avenue.
- A 12" water line in Mountain View Avenue from Lugonia Avenue to San Bernardino Avenue.
- A 12" water line in San Bernardino Avenue from Mountain View Avenue to California Street.
- A 12" water line within Lugonia Avenue, from Mountain View Avenue to California Street..

The water system will be completed by a network of lines looping throughout the project providing service to the various land uses. The system will be designed and installed pursuant to City of Redlands' standards, and appropriate City fees will be paid.

The subject property has two on-site irrigation wells which have been used for the Marigold Farms irrigation for several years. It is intended that these wells will be utilized for use in landscape irrigation throughout the development. In addition, the use of drought tolerant landscape materials shall be incorporated in a majority of the plantings.

2. Sewer System

An existing fifteen (15 inch) sewer main is located within Lugonia Avenue, connecting to an existing eighteen (18) inch sewer in Mountain View Avenue. The City of Redlands has completed the construction of the

master planned sewer lift station and force main at the intersection of San Bernardino Avenue and Mountain View Avenue which allows the City of Redlands to provide sewer service to this site. The Mountain View line is cross-connected with the 3.0 mgd lift station which directs effluent easterly along San Bernardino Avenue in a 14" force main to a gravity system in Nevada Street. Effluent then flows northerly to the City's Wastewater Treatment Plant.

On-site sewer mains will consist of eight (8) inch and ten (10) inch public lines located throughout the project which will direct flows to the trunk line in Mountain View Avenue. The sewer system will be designed and constructed pursuant to City of Redlands' standards, and appropriate fees will be paid.

3. Storm Drainage System

The subject site currently drains in a westerly direction via surface flows. There are no existing improved facilities located on or near the subject property which provide drainage for the site. There does exist a non-functioning 66" master plan storm drain line in a portion of Lugonia Avenue which has recently been completed.

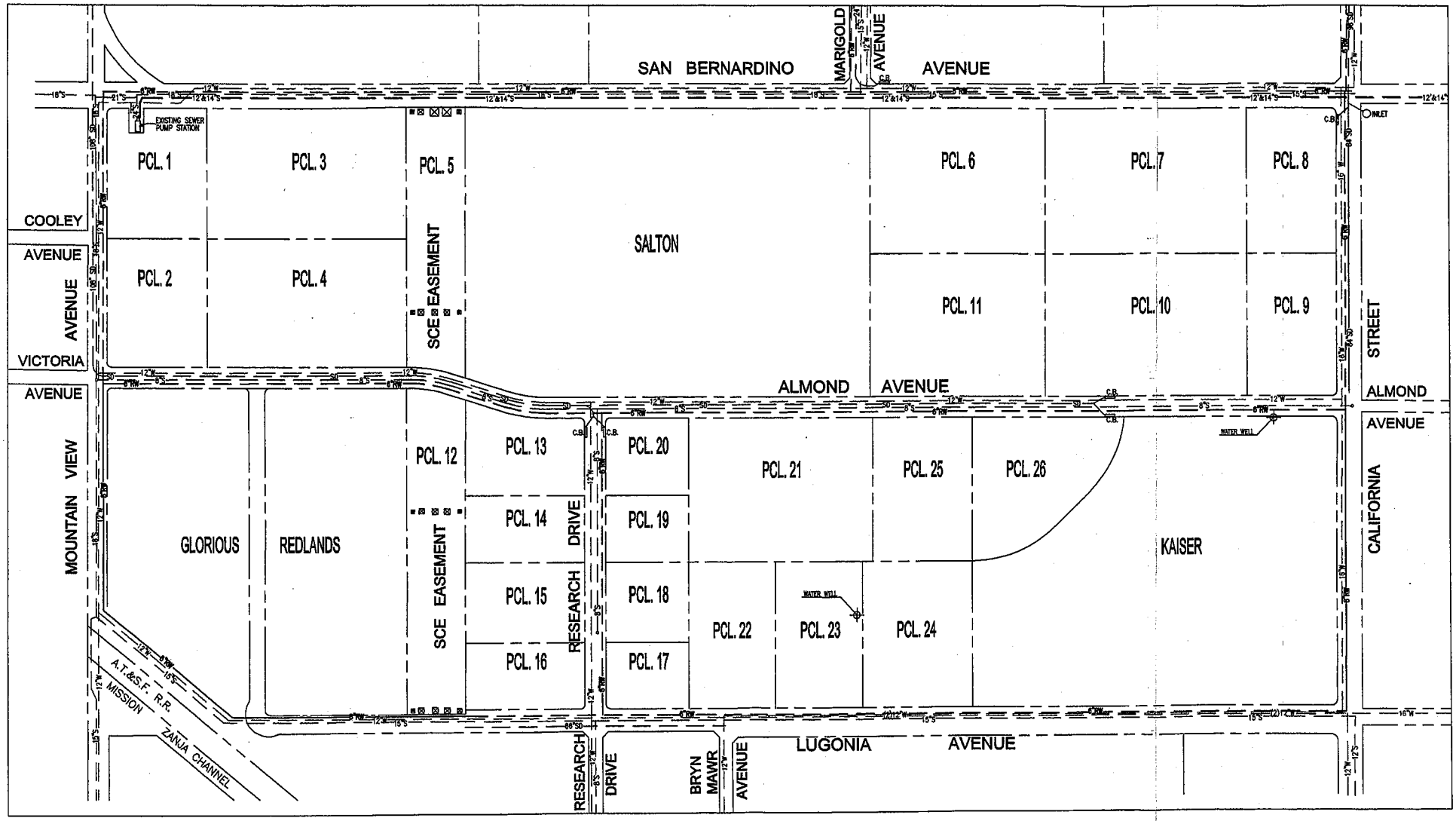
In accordance with the EVCSP, the following master plan facilities will be required:

- A storm drain line in Mountain View Avenue, from the intersection at Victoria Avenue, northerly to the Santa Ana Wash.

Local drainage improvements will be required to conduct on-site flows into the master planned facilities. Storm Drain lines consisting of 24", 36" and 48" will be designed and constructed within the backbone street system. Additional local drainage improvements will primarily consist of curb and gutter to handle street flows.

During the processing of the jurisdictional permits for the storm drain outlet structure into the Santa Ana River, a requirement for passive biological treatment Best Management Practices (bio-swales) was imposed on the Redlands Business Center in order to filter first flush storm run-off. These bio-swales will be located within the open space areas and front yard setback areas of individual lots. In general, the grass and other vegetation within the bio-swale will provide an attractive streetscape while accomplishing long-term water quality management.

INFRASTRUCTURE PLAN



LEGEND

96"SD	STORM DRAIN
15"S	SEWER
12"W	WATER
6"RW	RECLAIMED WATER
------	EXISTING
	PROPOSED

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REDLANDS BUSINESS CENTER
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NORTH
DATE: 02-(

EXHIBIT 6

E. CONCEPTUAL LANDSCAPE PLAN

The Conceptual Landscape Plan, Exhibit 7, establishes the primary visual element for the Redlands Business Center. Several levels of landscape treatment are designed for the development, including streetscapes, major entry features, open space, setback/buffer areas, and on-site building landscaping.

1. Project Monumentation

Each of the major entries into the project will incorporate strong landscaping statements through he use of accent color plantings, berming, and monument signage. The accent planting will include the use of colorful trees, shrubs, and flowers that will provide project identity. The project monumentation will include the use of low profile signage identifying the project as a master planned business park.

Project Monumentation is depicted on Exhibit 7a, and their location is shown on the Conceptual Landscape Plan.

2. Primary Entry Feature

Primary entry features have been identified on the Conceptual Landscape Plan to identify the actual street entrances into the project site. These intersections are located along California Street, Lugonia Avenue and Mountain View Avenue.

Exhibit 7b, Primary Entry Feature, depicts the typical design which will be utilized to create a sense of continuity as one enters Redlands Business Center. The design of the entrances into the project will include a combination of landscape materials to create a focal point.

3. Streetscape Landscaping

Streetscape landscaping will provide another means of emphasizing the project's uniqueness and will occur along all portions of the perimeter street systems, as well as the interior streets. Redlands Business Center will implement the dominant design element for the East Valley Corridor Specific Plan; namely, the unified streetscape themes established throughout the planning area. These streetscapes will establish consistency of setbacks, street planting, berming, walls and sidewalks.

Section EV4.0115 of the East Valley Corridor Specific Plan established Special Landscaped Street provisions. Four of these streets are within the project boundaries: California Street, San Bernardino

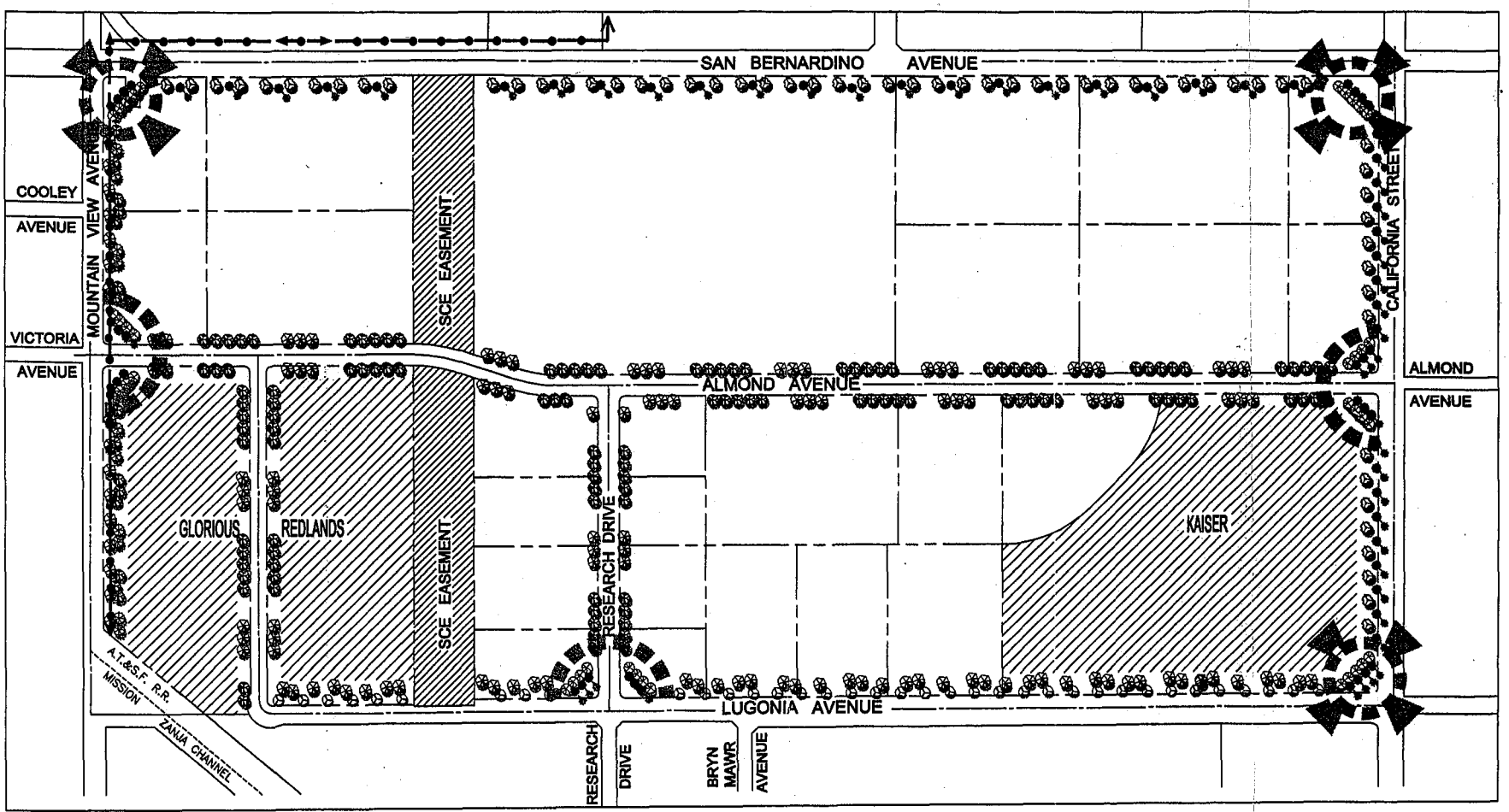
Avenue, Lugonia Avenue and Mountain View Avenue. These streets will be developed and landscaped pursuant to the designs contained in the East Valley Corridor Specific Plan, and enhanced where appropriate. The streetscapes are depicted upon the following exhibits:

- Exhibit 7c Lugonia Avenue
- Exhibit 7d California Street
- Exhibit 7e San Bernardino Avenue
- Exhibit 7f Mountain View Avenue

In addition, a streetscape theme has been developed for the interior streets of Redlands Business Center, and is depicted on Exhibits 7g.

The East Valley Corridor Specific Plan also recommends specific planting guidelines and plant species. Those guidelines are generally described in the Community Design Section EV4.0245, Landscaping Guidelines, and are incorporated herein as Appendix B. These guidelines will be utilized for the on-site landscaping which will be developed throughout the project. Redlands Business Center will be utilizing several on-site irrigation wells to provide water for irrigation of future landscaping within the complex. In addition, to the extent achievable, drought tolerant plants will be utilized.

CONCEPTUAL LANDSCAPE PLAN



PRIMARY CORNER LANDSCAPE STATEMENT

SECONDARY CORNER LANDSCAPE STATEMENT

RECREATIONAL TRAIL

EMERALD DESIGN

REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

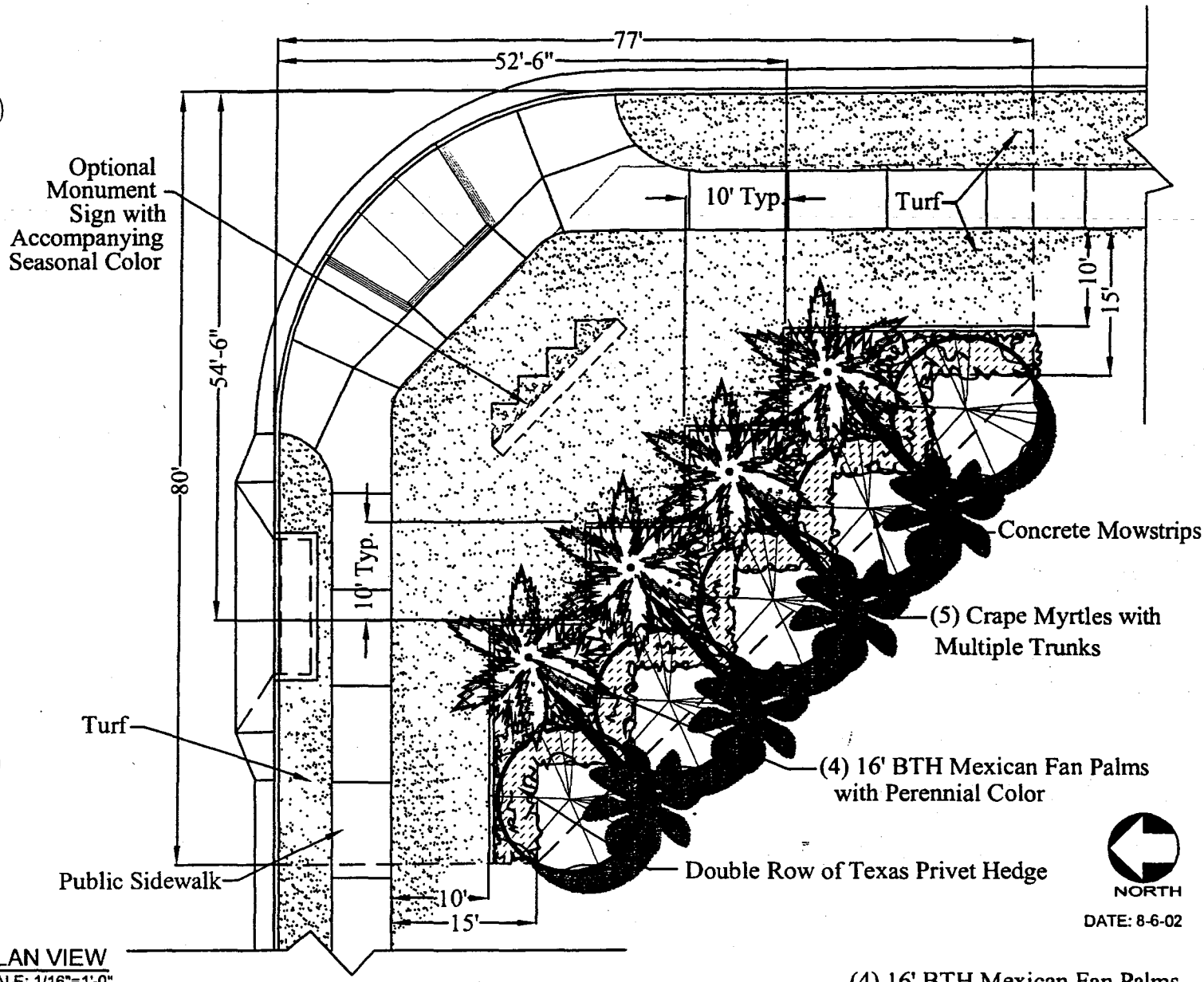
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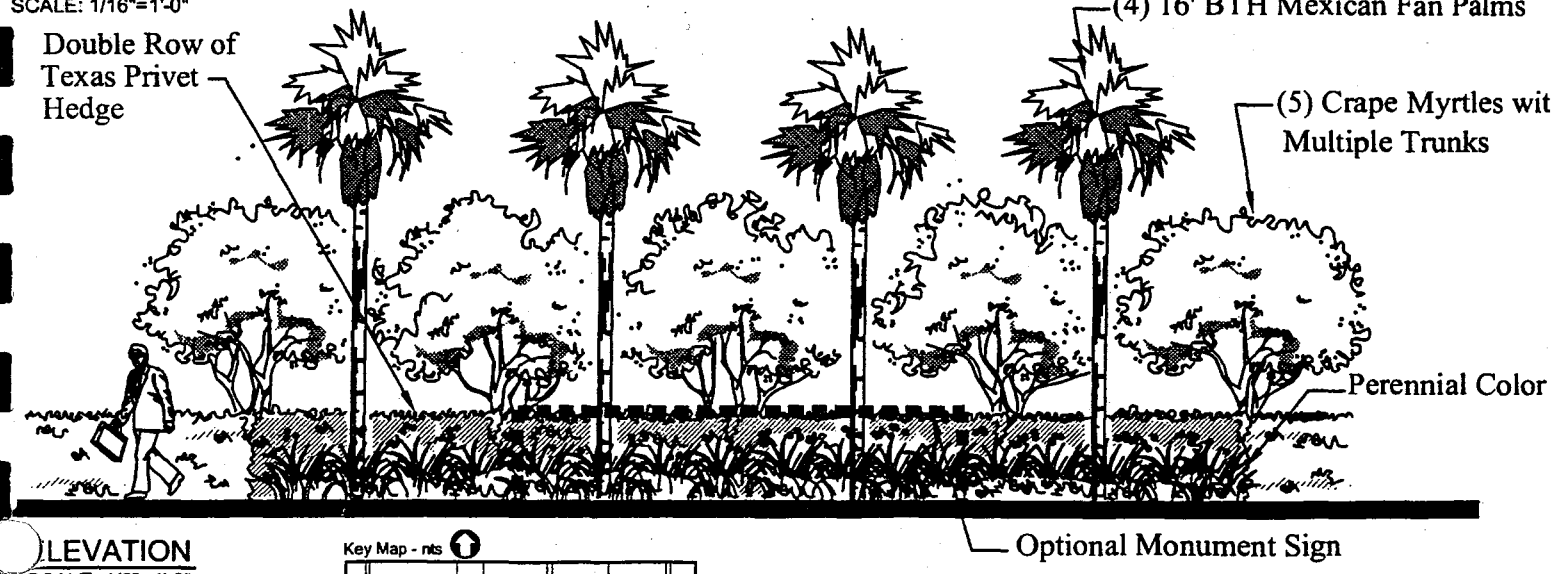
EXHIBIT 7

PROJECT MONUMENTATION

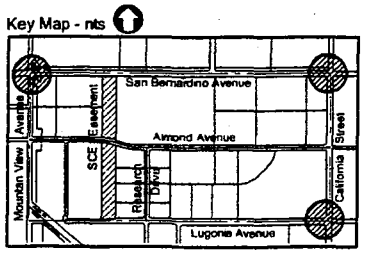


DATE: 8-6-02

PLAN VIEW
SCALE: 1/16"=1'-0"



ELEVATION
SCALE: 1/8"=1'-0"



EMERALD
D•E•S•I•G•N
305 N. Harbor Blvd, Suite 218
Fullerton, California 92832
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emdes-la@pacbell.net

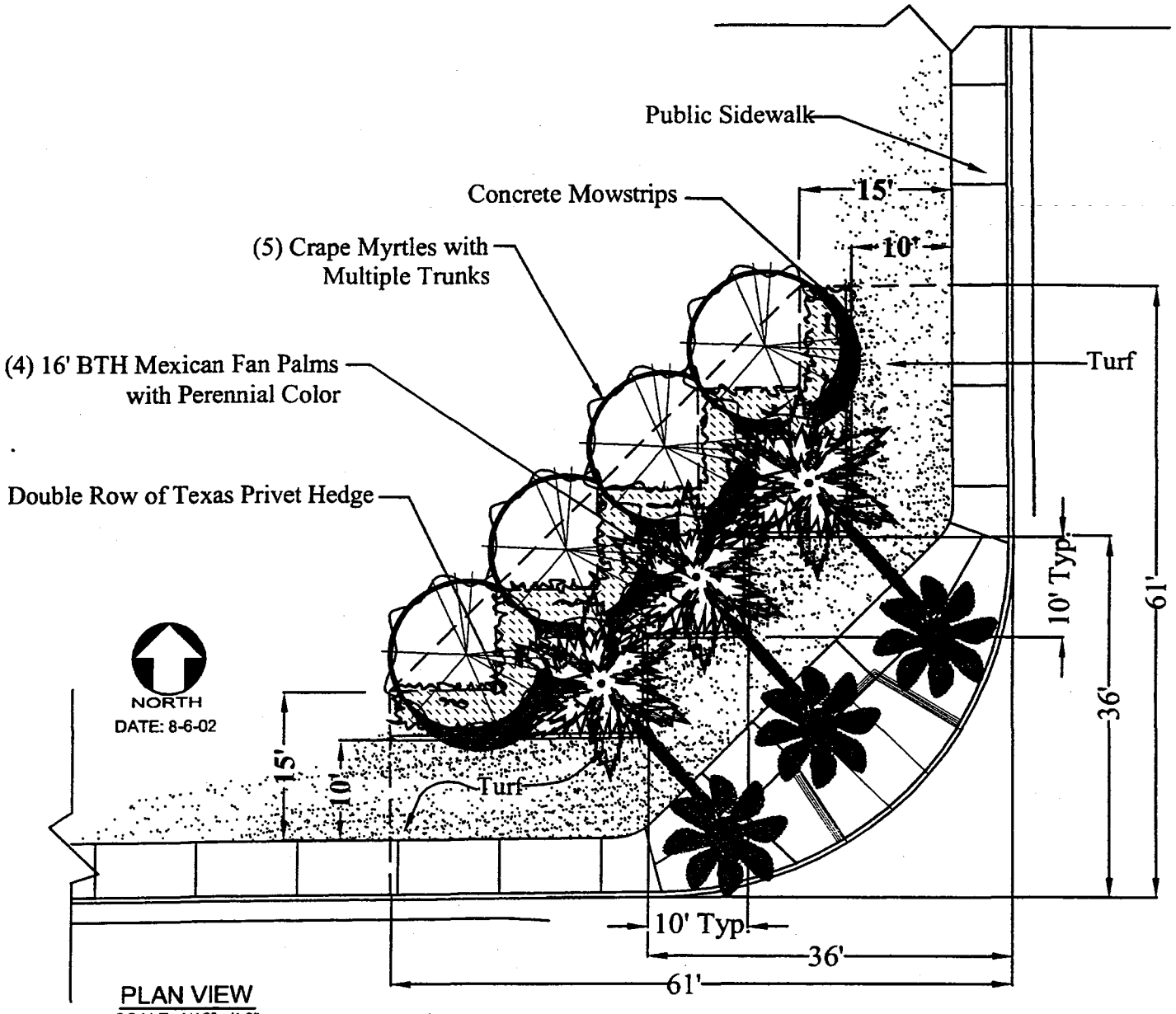
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REDLANDS, CALIFORNIA

WESTERN REALCO

EXHIBIT 7

PRIMARY ENTRY FEATURE



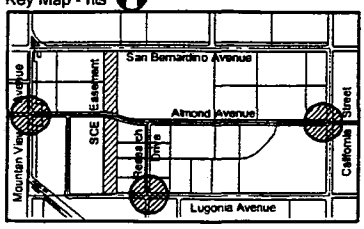
PLAN VIEW
SCALE: 1/16"=1'-0"



ELEVATION
SCALE: 1/8"=1'-0"

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emdes-la@pacbell.net

Key Map - nts



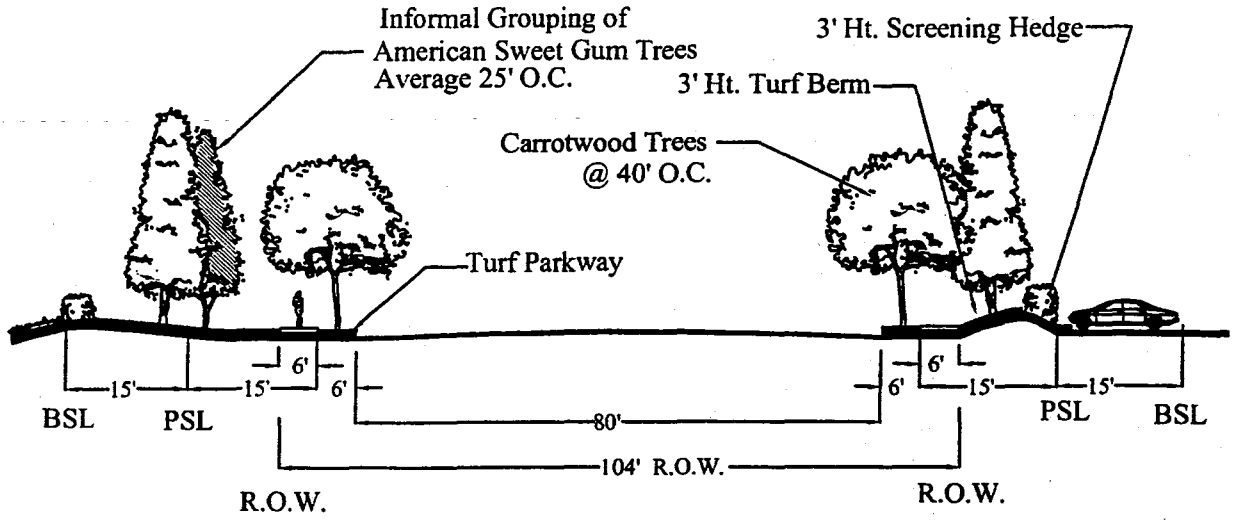
REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

WESTERN REALCO

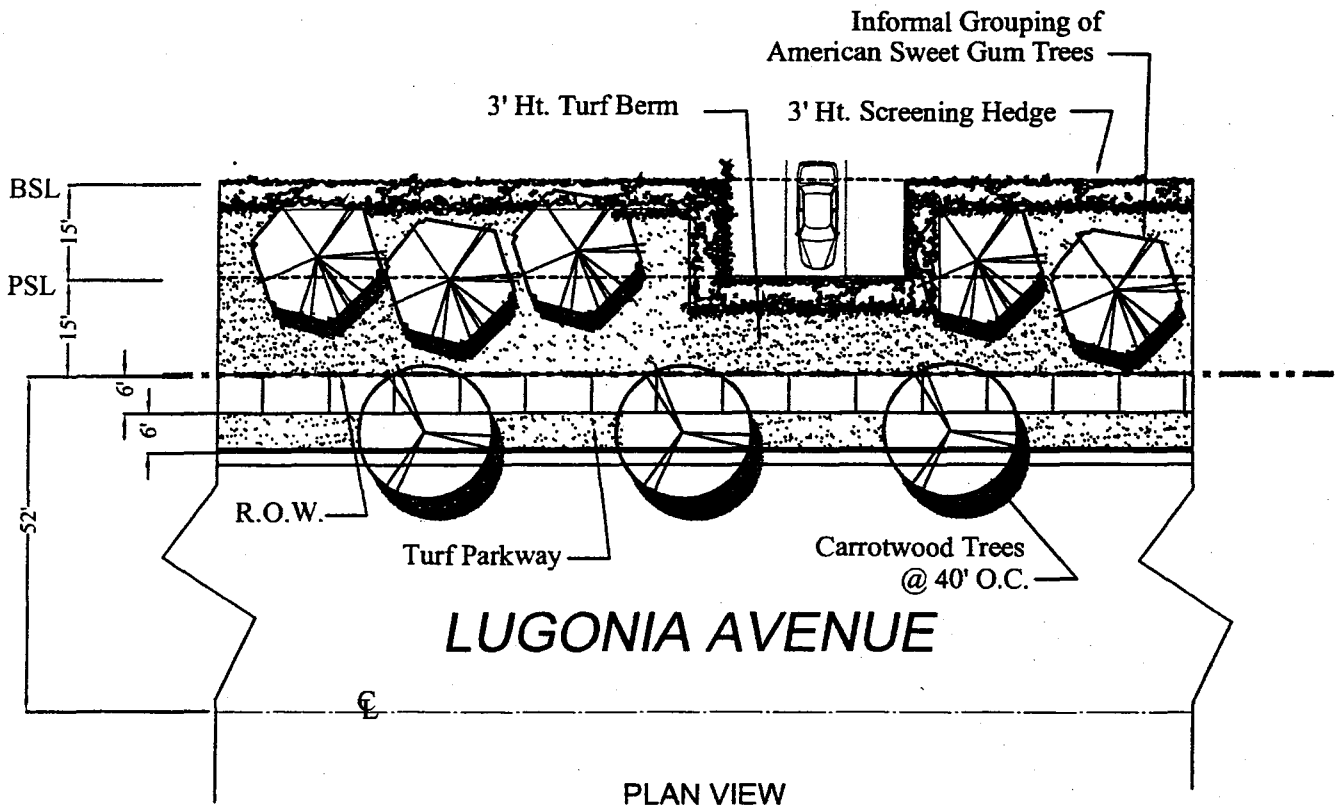
EXHIBIT 7

LUGONIA AVENUE



BSL = Building Setback Line
PSL = Parking Setback Line

SECTION
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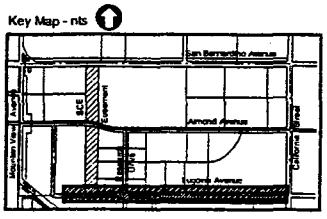


PLAN VIEW
SCALE: 1"=30'-0"

NORTH
DATE: 8-6-02

EMERALD
DESIGN
305 N. Harbor Blvd. Suite 218
Fullerton, California 92832
(714) 680-0417
emdes-lag@pacbell.net

Key Map - nts



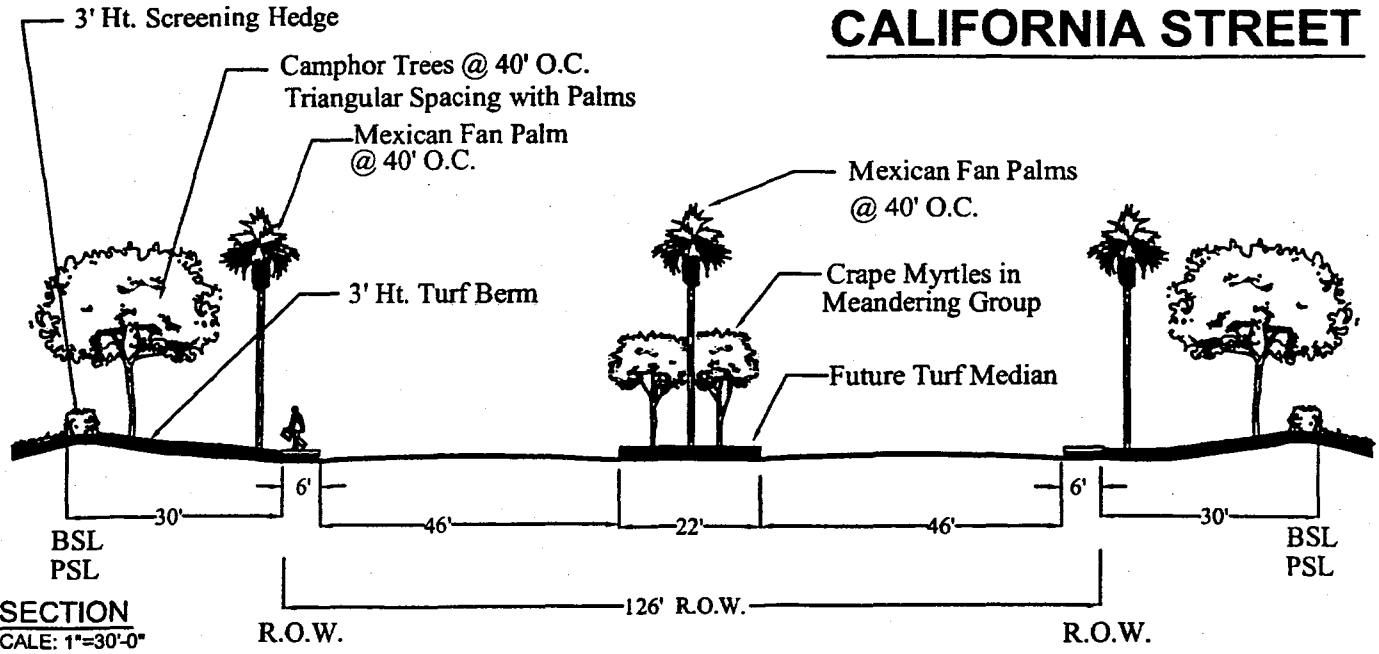
REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

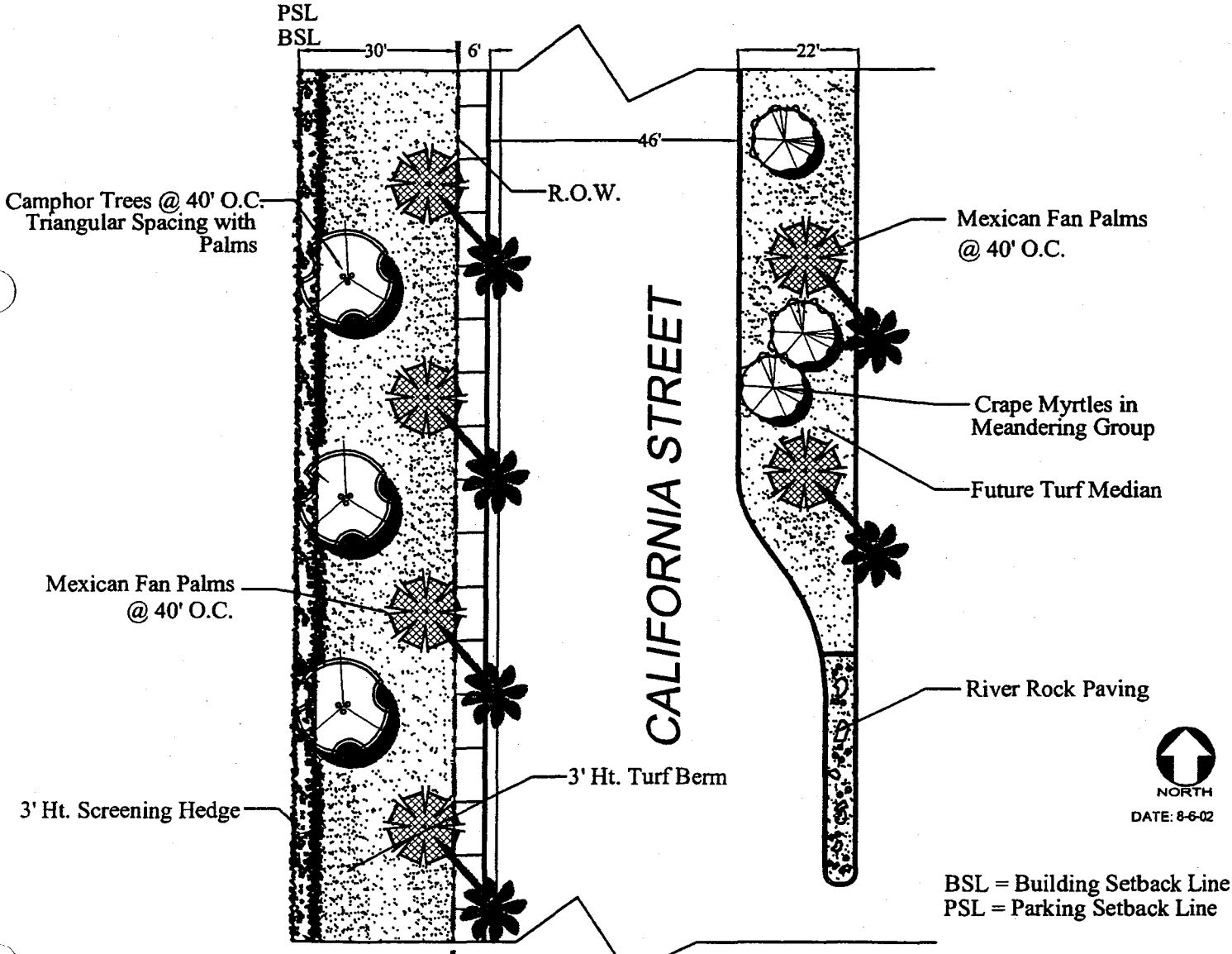
WESTERN REALCO

EXHIBIT 7C

CALIFORNIA STREET



SECTION
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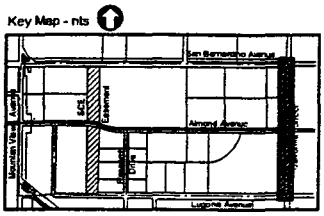
PLAN VIEW
SCALE: 1"=30'-0"

REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

EMERALD
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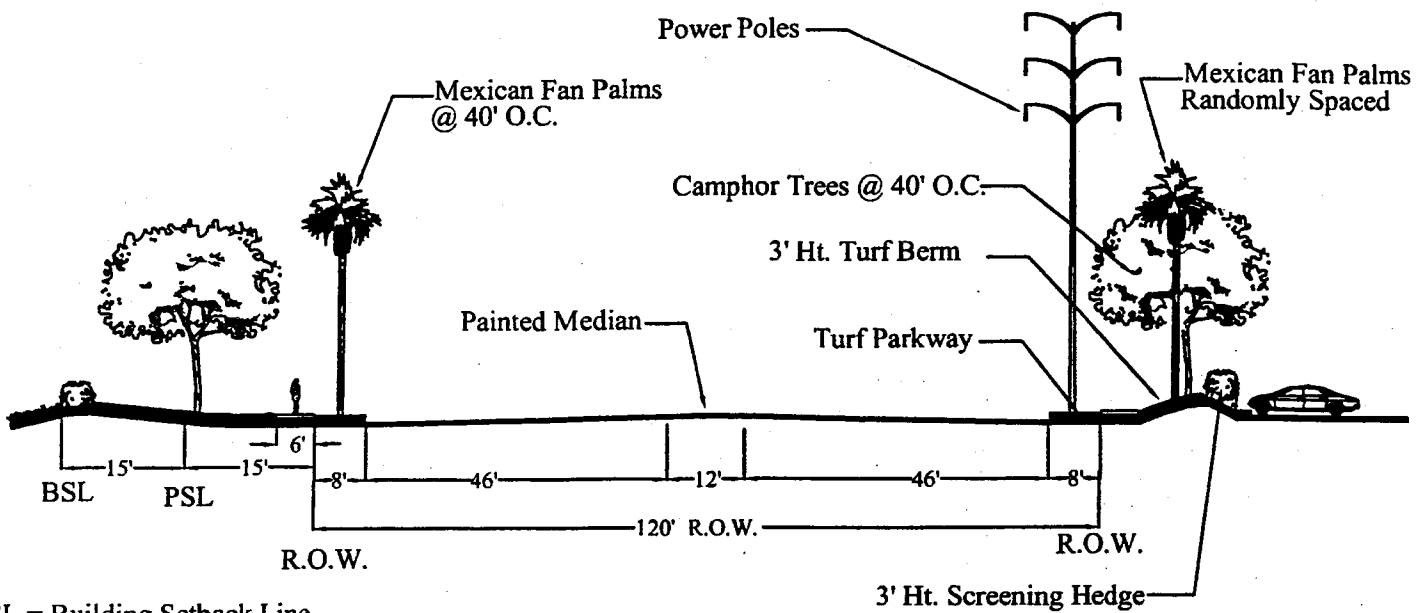
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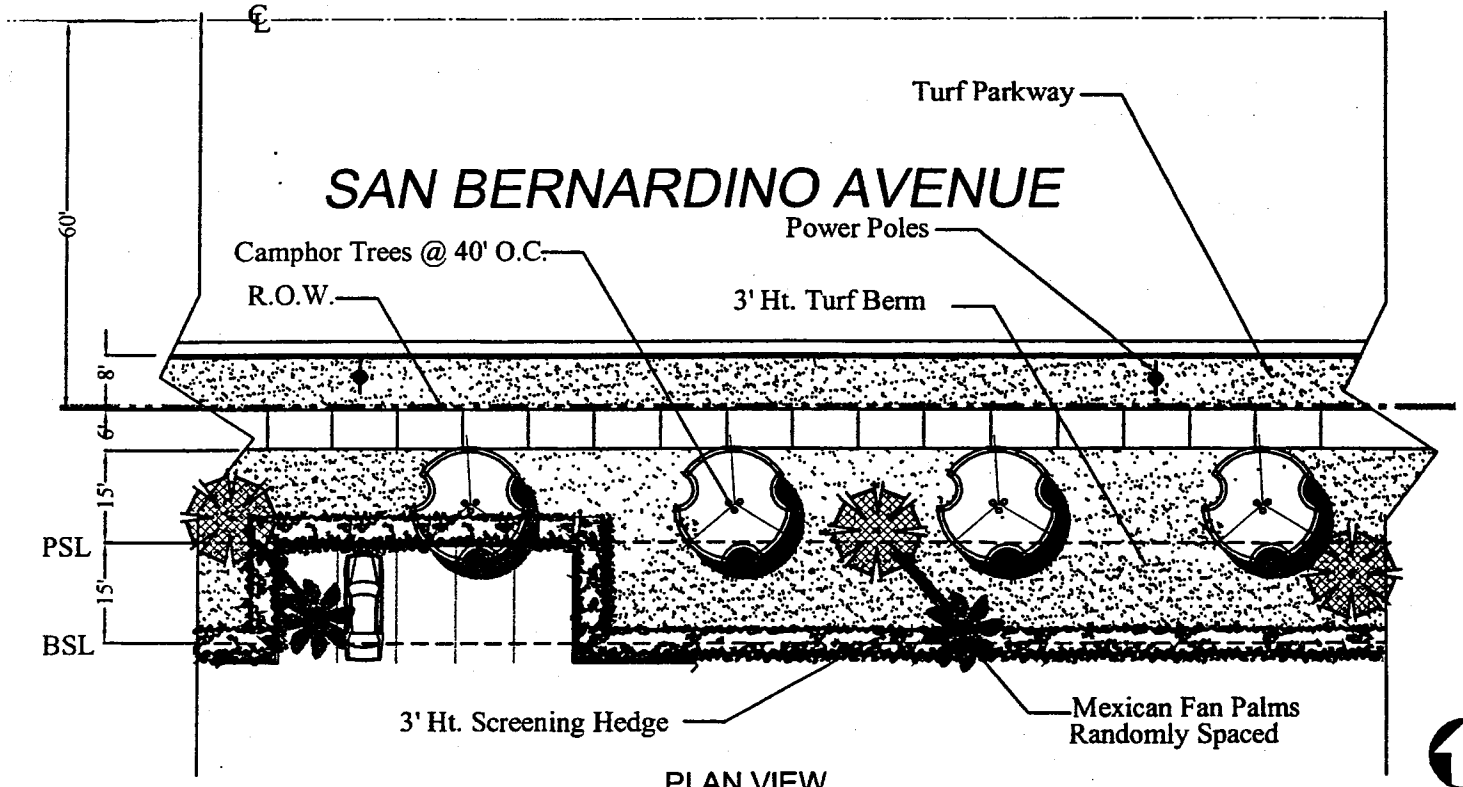
EXHIBIT 7D

SAN BERNARDINO AVENUE



BSL = Building Setback Line
PSL = Parking Setback Line

SECTION
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PLAN VIEW
SCALE: 1"=30'-0"

NORTH

DATE: 8-6-0

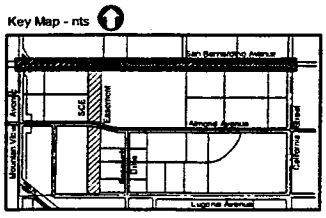
REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

EXHIBIT 7E

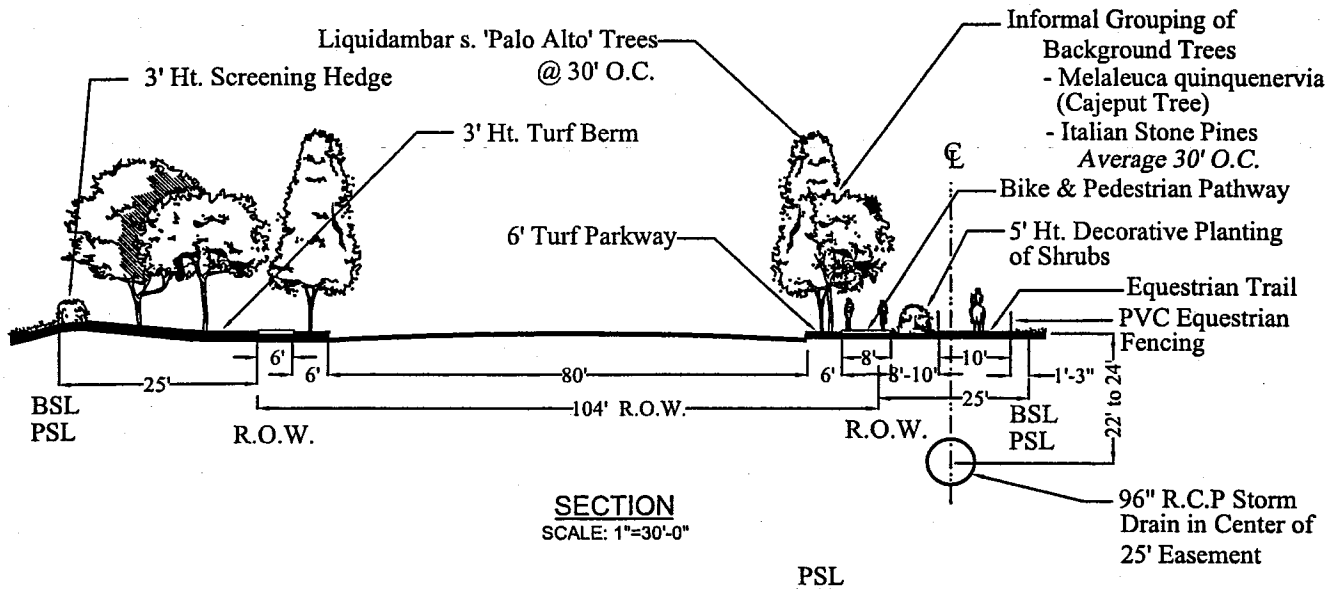
EMERALD
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Key Map - nts

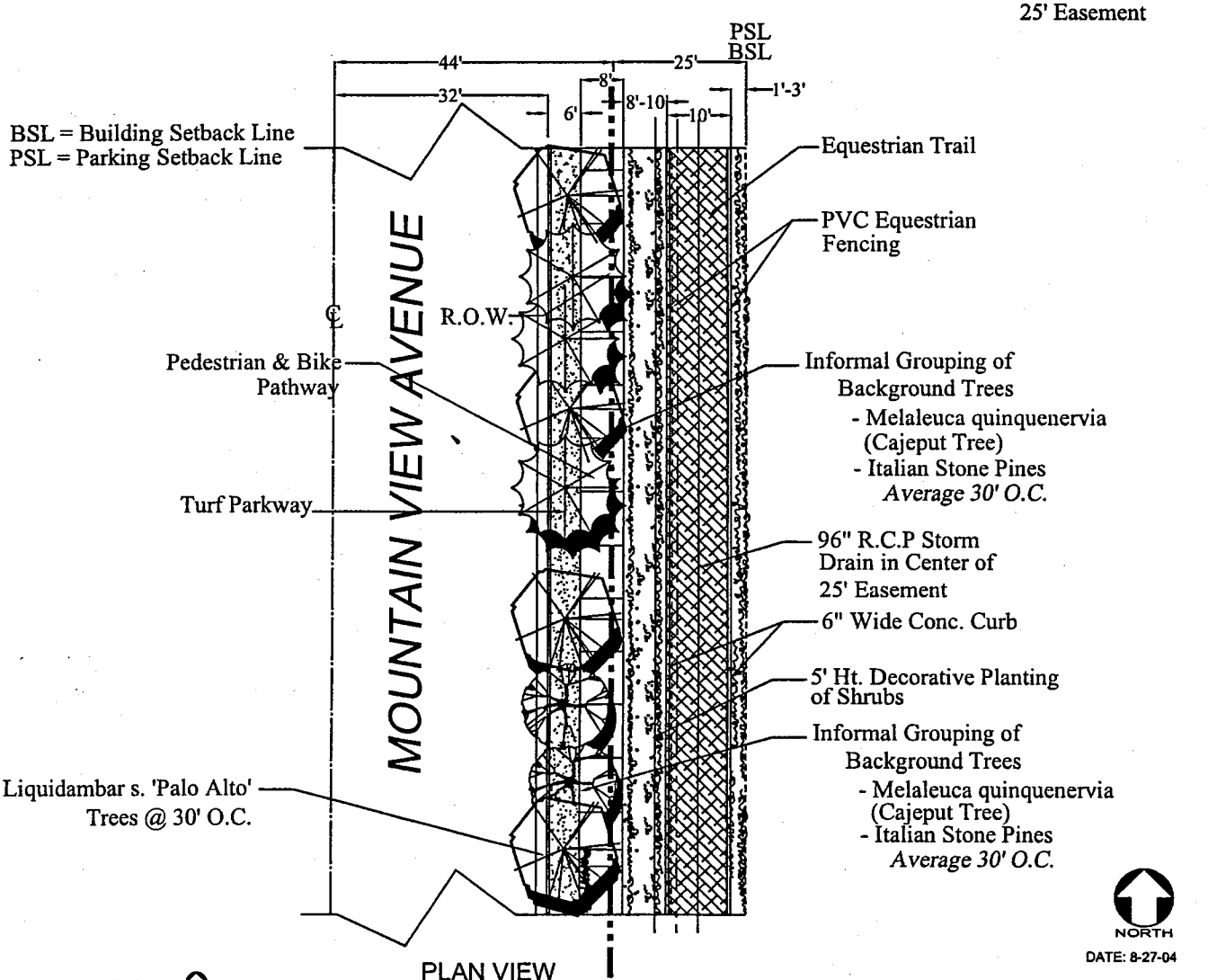


WESTERN REALCO

MOUNTAIN VIEW AVENUE



SECTION
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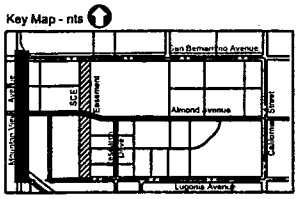


PLAN VIEW
SCALE: 1"=30'-0"

NORTH

DATE: 8-27-04

Key Map - nts



EMERALD
D•E•S•I•G•N
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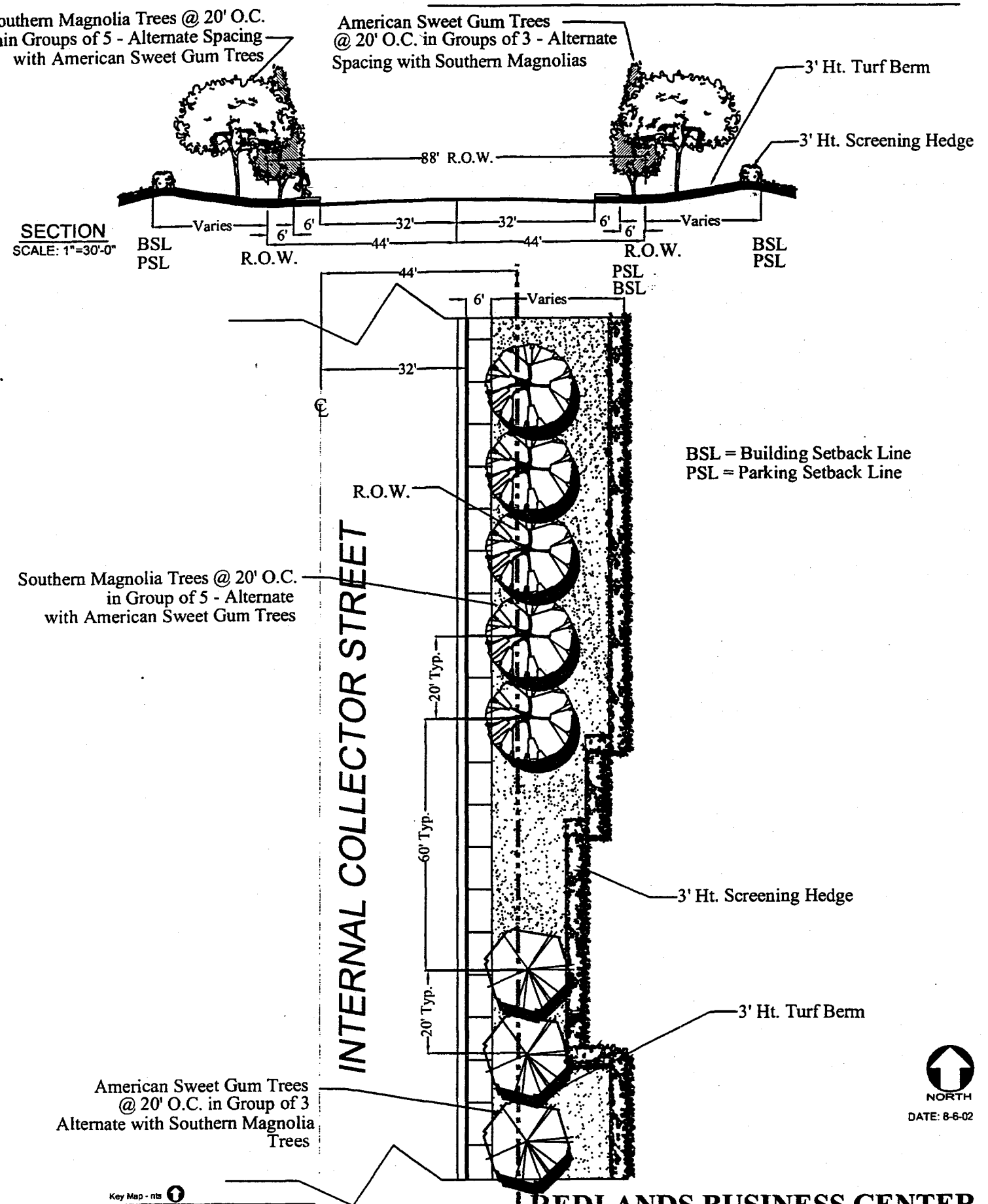
REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

WESTERN REALCO

EXHIBIT 7F

INTERNAL COLLECTOR STREET



REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

EXHIBIT 7G

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WESTERN REALCO

SECTION III *DEVELOPMENT STANDARDS*

The Development Standards of the Redlands Business Center Concept Plan are designed to ensure the proper and orderly development of the project site into a high quality business environment. These development standards shall apply to all land and buildings within the project boundaries in order to obtain a coordinated, comprehensive project that will fulfill the stated goals and objectives of the Concept Plan. Furthermore, these development standards have been developed in order to implement the Special Development District of the East Valley Corridor Specific Plan. For the most part, the following land use descriptions have utilized the various land use districts described in the East Valley Corridor Specific Plan, and refined where appropriate.

The purpose of the Redlands Business Center is to provide for the development of urban services in the I-10 Corridor area where certain types of retail, office, medical and industrial operations may be located in a compatible relationship. The following regulations are those deemed necessary to provide the proper environment for the efficient and desirable use of the lands within the project boundaries.

A. MEDICAL FACILITIES

1. Permitted Uses – No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following purposes:

   Hospitals
   Medical, dental and biological laboratories
   Medical, dental and biological clinics
   Physicians and surgeons
   Administrative headquarters related to a principal permitted use
   Psychologists and psychiatrists
   Cafeterias and eating establishments related to a principal permitted use
   Prescription pharmacy services in conjunction with a principal permitted use

2. Other uses similar to the above listed uses if approved by the Planning Commission at a public hearing, as provided in Section EV3.0135.

3. Prohibited uses – All uses and structures not listed as permitted are hereby deemed prohibited.

4. Conditional Uses – Heliports

5. Property Development Standards – The following property development standards shall apply to all land and buildings in the Medical Facilities District:

a. Minimum lot area shall be twenty thousand (20,000) square feet.

b. Minimum lot width shall be one hundred (100) feet; minimum lot depth shall be one hundred –fifty (150) feet.

c. Maximum structure height is 150 feet. In addition, height limits shall be determined in accordance with Part 77 of the FAA regulations and Section EV4.0240 (a) of the East Valley Corridor Specific Plan pertaining to the Floor Area Ratio. For purposes of this District, the maximum FAR shall be 0.60.

Furthermore, building heights shall be limited so that there are clear northerly views showing the full height of the mountains from the freeway through fifty percent (50%) of the entire project site. Sight-line studies are needed at time of submission to the Planning Commission to assure project compliance.

d. For purposes of calculating floor area ratios, the definition of total gross leaseable area for a single-entity medical facility shall be the gross floor area of all buildings less stairways, elevator shafts, mechanical and electrical rooms, closets, storage rooms smaller than fifty (50) square feet, public restrooms and exit corridors. For clarification, see BOMA standards for "useable area".

e. Minimum building/parking setbacks shall be as follows:

Front yard - The District shall have a minimum front yard landscape setback extending around the entire street perimeter of 25 feet.

Side and rear yards – none required for buildings.

For buildings over two stories in height, special consideration shall be given to increased street side setbacks, increased landscaped setbacks and architectural enhancement in order to protect the streetscape from visually over-powering buildings.

f. For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, the provisions of Division 4 of the East Valley Corridor Specific Plan shall apply. For the purposes of landscaping requirements, a minimum of twenty percent (20%) of the site shall be provided.

g. Signs – The provisions of Division 4 of the East Valley Corridor Specific Plan shall apply to signs. It is recognized that a hospital

use has unique sign requirements; therefore, any hospital uses shall submit a specific sign program delineating the overall sign requirements for the site for Planning Commission consideration.

h. All access ways to a public street shall be located not less than seventy-five (75) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Frequency of access ways shall be at intervals of not less than one hundred (100) feet.

B. COMMERCIAL INDUSTRIAL DISTRICT

1. Permitted Uses – The following uses are permitted within the Commercial Industrial District. New construction shall require Commission Review and Approval as established in the Redlands Municipal Code. Determinations regarding similar uses not specifically listed shall be made pursuant to EV3.0135(b).

   a. Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.

   b. Uses Permitted and as regulated in the EVCSP Administrative/Professional District

   c. Research and Development: Research laboratories, product development facilities, and testing laboratories and facilities, typified by, but not limited to facilities for products or processes which typically do not involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure:

      - Electrical
      - Film and photographic
      - Mechanical
      - Medical and dental
      - Metallurgical
      - Optical
      - Pharmaceutical
      - X-Ray
      - Bio-technology
      - Computer components and software

d. Establishments primarily engaged in manufacturing which takes place entirely within an enclosed building with no external emissions or other indication of the processes taking place in the building. Uses which produce external emissions shall require a Conditional Use Permit, per Section EV3.0913. The following are typical of the products which can be manufactured in this manner:

- Apparel, drapery, upholstery, millinery, and related cloth and clothing items
- Fabricated metal products, including heating and air conditioning equipment, communication equipment, electrical equipment, plumbing fixtures, radio
- Furniture and fixtures, including office furniture, store fixtures, blinds and shades, furniture, and shelving
- Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, umbrellas, brushes, novelties, notions, silverware, pictures and frames, musical instruments, tobacco products, artist supplies and similar goods
- Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, computers, orthopedic, prosthetic and surgical appliances, ophthalmic goods, and similar equipment and supplies
- Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing
- TV equipment, appliances, wiring, cutlery and hand tools, fasteners, and similar equipment and supplies

e. Retail sales as permitted in the General Commercial District.

f. Provision of services to individuals and businesses, typified by, but not limited to, the following types of services:

- Auto rental
- Business and research offices related to the administration and operation of the permitted industrial use
- Mail order houses
- Off-street parking
- Parcel delivery
- Printing, lithographing, publishing
- Public utility offices and service yards
- Radio and television broadcasting studios
- Repair of any item permitted to be sold in this district
- Restaurants, cafes, and cafeterias

- Restaurants operated for employees on the premises
- Sign painting
- Trade union halls

g. Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade or professional schools
- Clubs, lodges and similar organizations
- Government buildings
- Warehouses, not to exceed 50,000 square feet in any single building
- Wholesale trade of most consumer items including drugs, dry goods, apparel, groceries, building materials and paper products.
- Existing warehouses/logistics distribution – see Resolution No. 8793.

2. Conditionally Permitted Uses – The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to Section EV3.0135(b).

a. Conditionally permitted uses in the Administrative Professional District, Neighborhood Commercial District, General Commercial District, and Regional Commercial District.

b. Laboratories, product development facilities, testing laboratories and manufacturing facilities typified by, but not limited to, facilities for products or processes which may involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure, including but not limited to the following products or processes:

- Biochemical
- Chemical
- Chemicals, including pharmaceutical, botanical, soaps and detergents, chemical fertilizer, perfumes and cosmetics, candles and wax
- Fabricated plastic products
- Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
- Stone, clay and glass products, including plate glass, mirrors, dishes and earthenware, pottery, porcelain and china, fixtures and supplies, cut stone

c. Service uses which typically involve activities which could create noise or other nuisances affecting adjacent or surrounding properties. Uses in this category are typified by, but not limited, to:

- Auto services, including repair of brakes, glass, mufflers and body work, provided no open service bays are visible from the public right-of-way
- Bus terminals and similar transit facilities

d. Large Warehouse-Distribution Buildings.
Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

3. Prohibited Uses – Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Commercial Industrial District.

4. Property Development Standards – The following property development standards shall apply to all land and buildings in the Commercial Industrial District:

a. Lot Area: Each lot shall have a minimum area of twenty thousand (20,000) square feet. The requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory owners association, and the land area under the jurisdiction of the association meets the minimum lot size requirements.

b. Lot dimensions: Each lot shall have a minimum width of one hundred (100) feet; each lot shall have a minimum depth on one hundred fifty (150) feet.

c. Buildings and structures shall have a height not greater than fifty (50) feet. Furthermore, building heights shall be limited so that there are clear northerly views showing the full height of the

mountains from the freeway through fifty percent (50%) of the entire project site. Sightline studies are needed at time of submission to the Planning Commission to assure project compliance.

d. Minimum building setbacks shall be as follows:

(1)

Front yard	25 feet
Street side yard	25 feet
Side and rear yards	none
Minimum parking setback shall be	10 feet

(2) Where district abuts a street designated as a Special Landscaped Street as indicated in Section EV4.0115, the following setbacks shall apply:

San Bernardino Avenue:
Building setback line from P/L 30 feet.
Parking setback line from P/L 15 feet.
Lugonia Avenue:
Building setback line from P/L 30 feet.
Parking setback line from P/L 15 feet.
Mountain View Avenue:
Building setback line from P/L 25 feet.
Parking setback line from P/L 25 feet.

(3) For buildings over two stories in height, special consideration shall be given to increased street side setbacks, increased landscaped setbacks and architectural enhancement in order to protect the streetscape from visually over-powering buildings.

e. For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, the provisions of Division 4 of the East Valley Corridor Specific Plan shall apply. Specific attention shall be considered when site plans are developed to screen all unwanted uses and functions from surrounding areas and public streets.

f. Signs – The provisions of Division 4 of the East Valley Corridor Specific Plan shall apply to signs.

g. All access ways to a public street shall be located not less than seventy-five (75) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Where practical, exits shall be located on a minor street.

Frequency of access ways shall be at intervals or not less than one hundred (100 feet.

C. COMMERCIAL/INDUSTRIAL AND WAREHOUSE DISTRIBUTION DISTRICT

1. Permitted Uses – The following uses are permitted within the Commercial Industrial District. New construction shall require Commission Review and Approval as established in the Redlands Municipal Code. Determinations regarding similar uses not specifically listed shall be made pursuant to EV3.0135(b).

   a. Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.

   b. Uses Permitted and as regulated in the EVCSP Administrative/Professional District

   c. Research and Development: Research laboratories, product development facilities, and testing laboratories and facilities, typified by, but not limited to facilities for products or processes which typically do not involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure:

      - Electrical
      - Film and photographic
      - Mechanical
      - Medical and dental
      - Metallurgical
      - Optical
      - Pharmaceutical
      - X-Ray
      - Bio-technology
      - Computer components and software

   d. Establishments primarily engaged in manufacturing which takes place entirely within an enclosed building with no external emissions or other indication of the processes taking place in the building. Uses which produce external emissions shall require a Conditional Use Permit, per Section EV3.0913. The following are typical of the products which can be manufactured in this manner:

      - Apparel, drapery, upholstery, millinery, and related cloth and clothing items

- Fabricated metal products, including heating and air conditioning equipment, communication equipment, electrical equipment, plumbing fixtures, radio
- Furniture and fixtures, including office furniture, store fixtures, blinds and shades, furniture, and shelving
- Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, umbrellas, brushes, novelties, notions, silverware, pictures and frames, musical instruments, tobacco products, artist supplies and similar goods
- Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, computers, orthopedic, prosthetic and surgical appliances, ophthalmic goods, and similar equipment and supplies
- Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing
- TV equipment, appliances, wiring, cutlery and hand tools, fasteners, and similar equipment and supplies

e. Retail sales as permitted in the General Commercial District.

f. Provision of services to individuals and businesses, typified by, but not limited to, the following types of services:

- Auto rental
- Business and research offices related to the administration and operation of the permitted industrial use
- Mail order houses
- Off-street parking
- Parcel delivery
- Printing, lithographing, publishing
- Public utility offices and service yards
- Radio and television broadcasting studios
- Repair of any item permitted to be sold in this district
- Restaurants, cafes, and cafeterias
- Restaurants operated for employees on the premises
- Sign painting
- Trade union halls

g. Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade or professional schools
- Clubs, lodges and similar organizations

- Government buildings
- Warehouses and distribution centers, subject to specific design standards contained in Section IIIB.4.h.
- Wholesale trade of most consumer items including drugs, dry goods, apparel, groceries, building materials and paper products.

3. Conditionally Permitted Uses – The following uses may be permitted subject to approval of a Conditional Use Permit by the Planning Commission. Determinations regarding similar uses not specifically listed shall be made pursuant to Section EV3.0135(b).

   a. Conditionally permitted uses in the Administrative Professional District, Neighborhood Commercial District, General Commercial District, and Regional Commercial District.

   b. Laboratories, product development facilities, testing laboratories and manufacturing facilities typified by, but not limited to, facilities for products or processes which may involve the potential for producing odors, air pollutant emissions, or other potential impacts on adjoining properties or public infrastructure, including but not limited to the following products or processes:

      - Biochemical
      - Chemical
      - Chemicals, including pharmaceutical, botanical, soaps and detergents, chemical fertilizer, perfumes and cosmetics, candles and wax
      - Fabricated plastic products
      - Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
      - Stone, clay and glass products, including plate glass, mirrors, dishes and earthenware, pottery, porcelain and china, fixtures and supplies, cut stone

   c. Service uses which typically involve activities which could create noise or other nuisances affecting adjacent or surrounding properties. Uses in this category are typified by, but not limited, to:

      - Auto services, including repair of brakes, glass, mufflers and body work, provided no open service bays are visible from the public right-of-way
      - Bus terminals and similar transit facilities

3. Prohibited Uses – Any use not listed as permitted, conditionally permitted, or permitted as an accessory use is prohibited in the Commercial/ Industrial and Warehouse Distribution District.

4. Property Development Standards – The following property development standards shall apply to all land and buildings in the Commercial Industrial District:

   a. Lot Area: Each lot shall have a minimum area of twenty thousand (20,000) square feet. The requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory owners association, and the land area under the jurisdiction of the association meets the minimum lot size requirements.

   b. Lot dimensions: Each lot shall have a minimum width of one hundred (100) feet; each lot shall have a minimum depth on one hundred fifty (150) feet.

   c. Buildings and structures shall have a height not greater than fifty (50) feet. Furthermore, building heights shall be limited so that there are clear northerly views showing the full height of the mountains from the freeway through fifty percent (50%) of the entire project site. Sightline studies are needed at time of submission to the Planning Commission to assure project compliance.

   d. Minimum building setbacks shall be as follows:

      (1)

Front yard	25 feet
Street side yard	25 feet
Side and rear yards	none
Minimum parking setback shall be	10 feet

      (2) Where district abuts a street designated as a Special Landscaped Street as indicated in Section EV4.0115, the following setbacks shall apply:

San Bernardino Avenue:
Building setback line from P/L 30 feet.
Parking setback line from P/L 15 feet.
Lugonia Avenue:
Building setback line from P/L 30 feet.
Parking setback line from P/L 15 feet.
Mountain View Avenue:
Building setback line from P/L 25 feet.
Parking setback line from P/L 25 feet.

(3) For buildings over two stories in height, special consideration shall be given to increased street side setbacks, increased landscaped setbacks and architectural enhancement in order to protect the streetscape from visually over-powering buildings.

e. For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, the provisions of Division 4 of the East Valley Corridor Specific Plan shall apply. Specific attention shall be considered when site plans are developed to screen all unwanted uses and functions from surrounding areas and public streets.

f. Signs – The provisions of Division 4 of the East Valley Corridor Specific Plan shall apply to signs.

g. All access ways to a public street shall be located not less than seventy-five (75) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Where practical, exits shall be located on a minor street. Frequency of access ways shall be at intervals or not less than one hundred (100 feet.

h. It is the intention of the City of Redlands to control the development and design of large-scale industrial buildings, warehouse and distribution centers in order to avoid the future obsolescence of large industrial buildings and reduce the impacts associated with the development of large industrial buildings while achieving a high level of site planning and architectural design. The following design standards shall apply to all buildings within the district greater than two hundred-fifty thousand (250,000) square feet:

(1) Long, flat building facades along street frontages shall be avoided. Building facades should include varied setbacks, articulation, multiple glazing elements, canopies, parapets and landscape screening.

(2) For buildings located at intersections, rear and side elevations visible to public view shall be architecturally treated and be consistent with the overall project design.

(3) Roof lines shall help delineate building entries for larger buildings and add visual interest.

(4) Alternating colors and textures should be utilized in order to provide diversity and enhance architectural form.

(5) Vertical elements integrated into building design should be included to articulate and provide scale to larger building mass. Large, smooth, and unarticulated surfaces shall be discouraged and avoided. The use of color variation or accenting as the sole means of providing building articulation is discouraged.

(6) The following building items should be included in the design and construction of large industrial buildings:

- The building shall be designed in a manner that enables re-use of the building feasible with more intensive uses, and in a manner that the required development standards can be met with the more intensive uses;
- Landscaping distributed throughout the project site and intensified landscape and hardscape features at building entrances, along drive-aisles and site entrances;
- Upgraded exterior architectural design and materials;
- Parking areas sufficient to accommodate both warehouse and manufacturing operations;
- Upgraded fire suppression system;
- Floor slabs of sufficient thickness to accommodate general manufacturing uses; and
- Upgraded interior lighting and skylights to provide natural light;

D. OPEN SPACE

1. Permitted Uses – The following uses shall be permitted within the open space land use:

    - Agriculture, including orchards, groves, nurseries, field corps, tree corps, truck farming and commercial flower growing.
    - Underground utilities including storm drain, sewer and water lines
    - Recreational facilities including parks, playgrounds, rose gardens and botanical gardens
    - Utility lines and easements

2. Prohibited Uses – All uses and structures not permitted in 1. above are herein deemed to be expressly prohibited.

3. Property Development Standards – The following property development standards shall apply to call land and buildings within the Open Space District:

   a. The minimum lot area shall correspond with the Edison easement.

   b. Minimum lot dimensions shall be as established by the subdivision map and corresponding to the Edison easement.

   c. No permanent or temporary building or structures will be permitted in the open space district because of limitations of the Edison easement.

   d. The maximum height limit of trees and other landscape materials shall be eighteen (18) feet.

   e. The yard requirements for the Special Landscaped Streets shall apply.

CHAPTER IV. *IMPLEMENTATION PROGRAM*

The Implementation Program for Redlands Business Center is comprised of several subsequent public agency and/or departmental review and approval steps. The purpose and intent of this program is to clarify the process and procedures of each of these distinct discretionary and non-discretionary actions as the incremental development of Redlands Business Center progresses from concept to reality. These future actions, which range from approval and recordation of large-lot subdivision or parcel maps to issuance of building permits, are discussed in the following sections.

Future parcel or site-specific project proposals will involve one or more of these implementing procedures. This Implementation Program is intended to simplify and streamline the project review process, consistent with the goals and objectives of the EVCSP, while preserving the public health, safety and welfare.

A. DISCRETIONARY ACTIONS

1. Subdivision Maps

Subdivision maps may be processed as either parcel maps or tract maps, in compliance with the Subdivision Map Act and the City of Redlands Subdivision Ordinance.

2 Environmental Review

The certified EVCSP Program EIR and the Redlands Business Center Concept Plan No. 1 Mitigated Negative Declaration have adequately addressed the project's impacts. Future development proposals that are found consistent with the approved Concept Plan may be processed by the local agency without further environmental documentation, pursuant to California Environmental Quality Act (CEQA) guidelines. The finding of consistency, or lack thereof, shall be made by the Environmental Review Committee (ERC) based upon a "Consistency Review" of the proposed project.

If the Environmental Review Committee finds that conditions have changed, or new conditions exist, which have not been adequately addressed, or were not contemplated by the EVCSP Program EIR or the Redlands Commerce Center Concept Plan Negative Declaration, additional environmental documentation and review may be required.

3. Commission Review and Approval (CRA)

All subsequent development applications for projects within Redlands Business Center will be subject to public hearings before the Planning Commission in accordance with the existing requirements of the Commission Review and Approval (CRA) process. This procedure shall be deemed to satisfy the provisions of Section EV1 .0405(b) of the East Valley Corridor Specific Plan relating to the definition and requirements of a Development Plan. An application for a site development permit under the CRA procedures may be submitted for any portion or portions of a Land Use district as established by the approved Concept Plan.

4. Amendments to the Concept Plan

The City Council may amend, supplement or change the regulations and districts herein or subsequently established after recommendation thereupon by the Planning Commission and after public hearings as required by law. An amendment, supplement or change may be initiated by the City Council, Planning Commission or by petition of the owner of the subject property. The procedures for amending the Concept Plan shall be the same as those procedures established for the adoption of the Concept Plan.

5. Development Agreement

The owner/developer of Redlands Business Center may, at his option, elect to enter into a lawful contract with the City of Redlands with respect to development rights. Said contract shall set forth the vesting of all discretionary entitlements for the use of the property and all associated requirements for the owner/developer to provide public improvements and/or benefits. Said contract shall be in the form of a Development Agreement pursuant to California Government Code Sections 65864 through 65869.5.

6. Development Plan application submittal - see Resolution No. 8764.

B. IMPROVEMENT PLANS

1. Infrastructure Plans

The installation, extension or upgrade of the master planned facilities for streets, storm drainage, water and/or wastewater, sufficient to accommodate the proposed development, will be completed to the satisfaction of the City prior to the issuance of occupancy permits for that project phase. The full and complete installation, extension or upgrade of any infrastructure system to its ultimate master-planned configuration or capacity shall not be required, provided that sufficient surety has been

offered by the applicant, and accepted by the City, which guarantees that such ultimate installation, extension or upgrade will be completed, or the City Engineer has determined that the ultimate completion of such installation, extension or upgrade is the responsibility of parties other than the applicant.

All public infrastructure improvements for streets, storm drains, water and wastewater systems shall be designed and constructed in accordance with all applicable City standards and codes.

2. Building Plans

All buildings and structures shall be designed and constructed in accordance with all applicable City codes and regulations, including the provisions of the current edition of the Uniform Building Code and all related documents as published by the I.C.B.O. All building plans shall be subject to the requirements of the City of Redlands Building Department plan check and permitting process for structural, electrical, mechanical and plumbing systems. Building fees payable at time of issuance of permit shall be determined by either:

The applicable provisions of the City's standard schedule of fees which are in effect on the date of the Building Department's acceptance of the permit application; or,

The schedule of fees contained within the duly executed Redlands Business Center Development Agreement. (In cases of inconsistency between the fee schedules, the provisions of the Development Agreement shall apply.)

C. FINANCING PLANS

The owner/applicant shall be required to pay all applicable City of Redlands development impact and infrastructure fees, in accordance with the existing adopted fee schedules, at the time of issuance of building permit. The construction of master-planned facilities by the owner/applicant shall be credited against required fees. Extraordinary construction costs incurred by the owner/applicant as a result of installation, extension or upgrade of any master-planned facility, above and beyond that which is necessary to service the proposed project, shall be reimbursed by future benefiting property owners, pursuant to the provisions established by the City of Redlands.

Infrastructure financing will be accomplished through a variety of funding mechanisms. The mechanisms presently under consideration include a combination of private investments, conventional funding from lending institu-

tions, and Community Facilities District and/or Municipal Improvement District public bond financing.

D. INFRASTRUCTURE PHASING

The Redlands Business Center Concept Plan is intended to serve as a guide to the development of the property based on the identified development constraints and opportunities. The EVCSP also requires the Concept Plan to provide information on the phasing program in order to demonstrate the viability of any individual development phase and its non-dependent relationship with later stages of construction. The initial phase of development will be centered upon the construction of the perimeter infrastructure system including San Bernardino Avenue, California Street, Mountain View Avenue and Lugonia Avenue. These streets will be developed to their ultimate right-of-way improvements, and will include a complete underground utility system, as necessary. In addition, the primary internal streets as depicted upon the land use plan will also be constructed in conjunction with the first phase. Following completion, this infrastructure will allow individual buildings and land use to be developed based upon market conditions.

RESOLUTION NO. 6551

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING CONCEPT PLAN NO. 1 OF THE EAST VALLEY CORRIDOR SPECIFIC PLAN TO AMEND THE LAND USE DESIGNATIONS OF PORTIONS OF THREE LOTS FROM MEDICAL FACILITIES TO COMMERCIAL/INDUSTRIAL ZONING DESIGNATION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS as follows:

Section 1. Exhibit 4, entitled "Land Use Plan," of Concept Plan No. 1 is hereby amended to change the land use designations on portions of three lots from Medical Facilities to Commercial/Industrial zoning as illustrated in Exhibit "A" which is attached hereto and incorporated herein by this reference.

ADOPTED, SIGNED AND APPROVED this 17th day of October 2006

_____
Mayor of the City of Redlands

ATTEST:

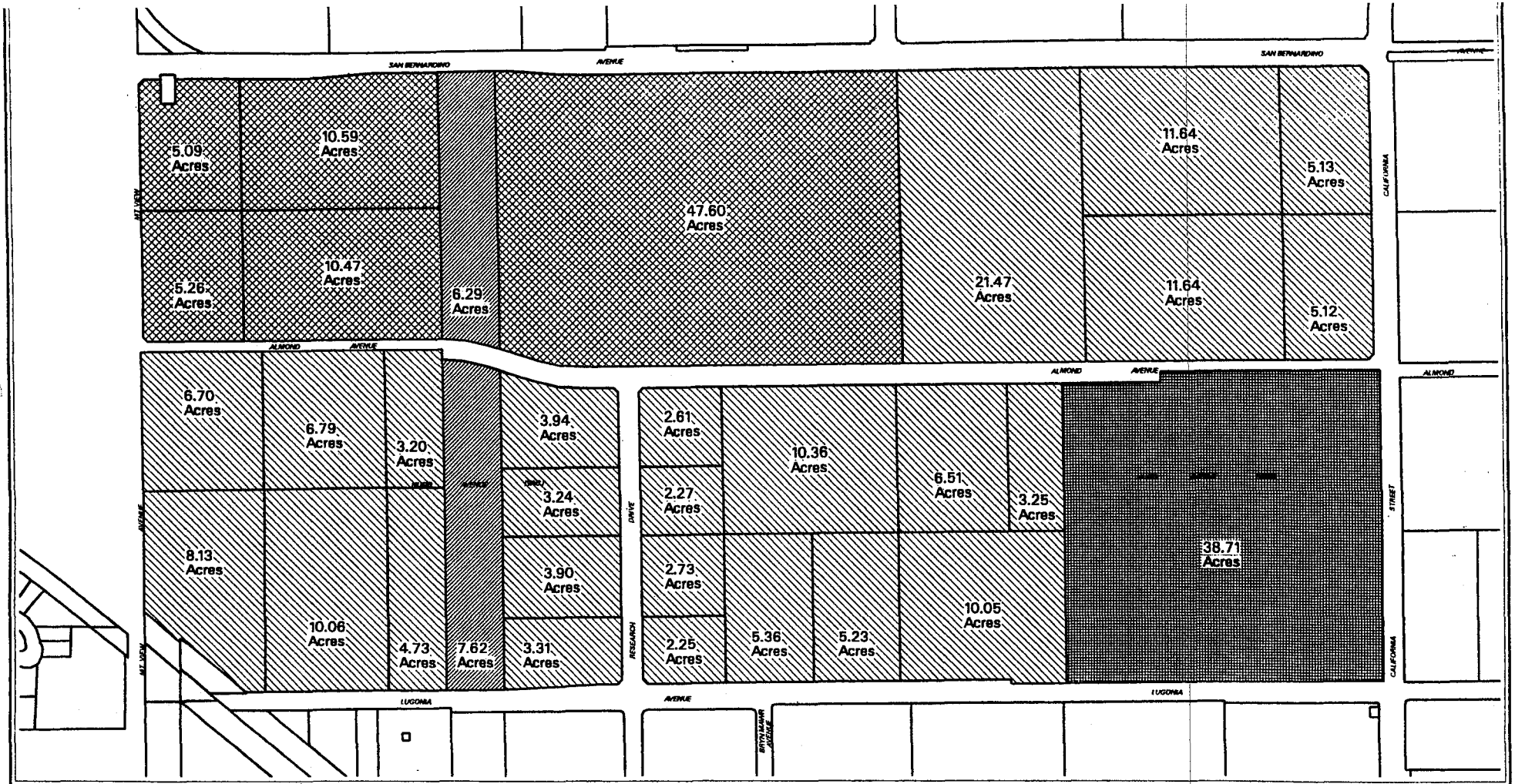
_____
City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 17th of October, 2006 by the following vote:

AYES:
NOES:
ABSENT:

_____
City Clerk

I:\ca\djm\Reso\6551 CP1 Amd 4.wpd



REDLANDS BUSINESS CENTER

REDLANDS, CALIFORNIA

Scale 1:4800

0 200 400 800 feet

(1 inch equivalent to 400 feet)

- Commercial/Industrial & Warehouse Distribution 79.01 Acres
- Commercial/Industrial 159.61 Acres
- Medical Facilities 38.71 Acres
- Open Space 13.91 Acres

Map plotted on September 15, 2006 by The City of Redlands Utilities Department

Source: City of Redlands, Thienes Engineering

Exhibit "A"

RESOLUTION NO. 8793

A RESOLUTION OF THE CITY OF REDLANDS AMENDING NON-RESIDENTIAL SPECIFIC PLANS AND CONCEPT PLANS TO PROHIBIT NEW WAREHOUSES AND LOGISTICS DISTRIBUTION USES, AS DEFINED, IN ALL COMMERCIAL AND INDUSTRIAL DISTRICTS OF SPECIFIC PLANS, WHILE ALLOWING FOR EXISTING WAREHOUSES AND LOGISTICS DISTRIBUTION USES TO REMAIN AS PERMITTED OR CONDITIONALLY PERMITTED USES SUBJECT TO NEW REBUILD PROVISIONS CONTAINED IN REDLANDS MUNICIPAL CODE TITLE 18.

WHEREAS, the City Council of the City of Redlands has initiated Ordinance Text Amendment No. 372, in accordance with Chapter 18.204 (Amendments) of the Redlands Municipal Code, as the public necessity, convenience, or general welfare justifies such action; and

WHEREAS, over the past twenty years, Redlands has experienced the construction of numerous large warehouses and logistics distribution facilities in and around the City of Redlands including the unincorporated County jurisdiction located in northwest Redlands; and

WHEREAS, on September 29, 2024, the Governor of the State of California signed Assembly Bill (AB) 98 to add Section 65302.02 to, and to add Chapter 2.8 (commencing with Section 65098) to Division 1 of Title 7 of, the Government Code, and to add Sections 40458.5 and 40522.7 to the Health and Safety Code, relating to land use, and the "Warehouse Concentration Region" defined therein includes the City of Redlands among other nearby cities and counties; and

WHEREAS, two major transportation corridors (Interstate 10 and Interstate/S.R. 210 freeways) serve the Southern California region and are gateways to the Interstate Highway System, and both freeways pass through the City of Redlands, which contributes to a significant quantity of heavy-truck and other vehicular traffic to pass through the City to reach destinations located outside the City of Redlands as well as within the unincorporated "donut hole" area; and

WHEREAS, heavy-truck traffic that serves several million square feet of warehousing and logistics distribution uses located within the unincorporated County island area (surrounded by the City of Redlands) must pass through the City and utilize City streets on a daily basis at all hours of the day and night; and

WHEREAS, the residents and visitors of the City of Redlands may experience exposure to environmental effects (such as numbers of truck trips, vehicle miles traveled, greenhouse gas emissions affecting air quality, vehicular noise, etc.) and other externalities from such warehousing and logistics distribution uses; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about March 24, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on April 14, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about April 21, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on May 12, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, following the public hearing on May 12, 2026, the Planning Commission determined that Ordinance Text Amendment No. 372 would be in conformity with the 2035 General Plan, and would be consistent with goals of the General Plan for transportation, connectivity, compatibility and harmonious relationship of different land uses; and

WHEREAS, on May 12, 2026, the Planning Commission recommended to the City Council that the proposed Specific Plan Amendment(s) be approved; and

WHEREAS, this Resolution is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which the proposed Resolution would be considered by City Council; and

WHEREAS, on June 16, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments and continued the public hearing; and

WHEREAS, on September 1, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments and continued the public hearing to October 6, 2026; and

WHEREAS, on October 6, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS RESOLVES AS FOLLOWS:

SECTION 1. Environmental Determination. The proposed Specific Plan Amendments do not require environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section

15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the specific plan amendment(s) may have a significant effect on the environment, insofar as it would amend the lists of permitted land uses in the City of Redlands. Furthermore, even if the proposal is considered a project, the proposed specific plan amendment(s) is categorically exempt under CEQA Guidelines Section 15308, because it is clear that it will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations prohibiting new large warehouses and logistics distribution facilities. Accordingly, no further environmental review is necessary.

SECTION 2. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 1 entitled "Permitted Uses" thereof, is hereby amended as follows:

"g. Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade or professional schools
- Clubs, lodges and similar organizations
- Government buildings
- Warehouses, not to exceed 50,000 square feet in any single building
- Wholesale trade of most consumer items including drugs, dry goods, apparel, groceries, building materials and paper products.
- Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 3. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 2 entitled "Conditionally Permitted Uses" thereof, is hereby amended as follows:

"d. Large Warehouse-Distribution Buildings.
Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 4. Concept Plan No. 2 (CP-2), Section 3.2 entitled "Regional Industrial District," subsection 'A' entitled "Permitted Uses," Part 3 thereof is hereby amended as follows:

"3. Wholesale trade:

Wholesale trade of durable and non-durable goods to commercial, industrial and professional business uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments.

Warehouses and logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 5. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 9 titled "Commercial Industrial District," Section EV3.0910 (Permitted Land Uses), part 7, is hereby amended as follows:

"(7) Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade, or professional schools
- Clubs, lodges, and similar organizations
- Government buildings
- Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002 (or the property has a valid land use entitlement approved prior to the effective date of Ordinance No. 3002). Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.
- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- Warehousing, ancillary to another primary use (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- Wholesale trade of most consumer items, including motor vehicles, drugs, dry goods, apparel, groceries, building materials and paper products."

SECTION 6. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 10 titled "Regional Industrial," Section EV3.1010 (Permitted Land Uses), part 4, is hereby amended as follows:

"(4) Wholesale Trade, such as:

- Warehouses or logistics distribution with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).

- Wholesale trade of durable and non-durable goods to commercial, industrial and professional uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments."

SECTION 7. Specific Plan No. 25 (East Valley Complex), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial," part 3 (Uses Prohibited) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 8. Specific Plan No. 32 (Redlands Aviation Park), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial District," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 9. Specific Plan No. 33 (Centennial Commerce Park), Section 3 titled "Development Standards," subsection (B) titled "Office/Industrial," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 10. Specific Plan No. 42 (Redlands Research Park), Section 3 titled "Development Standards," subsection (A) titled "Office/Industrial Land Use," part 1 (Permitted Uses), is hereby amended as follows:

"1. Permitted Uses - No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following purposes:

a. Offices, including but not limited to:

Accounting, auditing, and bookkeeping services
Administrative headquarters
Architectural, planning andengineering offices
Business associations
Corporate headquarters
Banks and finance companies
Insurance offices
Law offices
Real estate offices
Such other office uses as deemed similar to the above.

b. Research and development, including but not limited to:

Biochemical and Chemical
Metallurgical Pharmaceutical
Medical and dental
Film and photographic
Electrical and Mechanical
Optical

c. Manufacturing, including but not limited to:

Establishments primarily engaged in manufacturing the following products:

Apparel, drapery, upholstery,millinery, and related cloth and clothing
Furniture and fixtures, including office furniture, store fixtures, blinds and shades, and shelving
Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing
Fabricated plastic products
Fabricated metal products
Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, computers, and similar equipment and

supplies
Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, musical instruments, and similar goods.

Warehouse and distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors."

SECTION 11. The adopted Planned Development entitlements within the City of Redlands are hereby amended to prohibit the development or establishment of new warehouses and logistics distribution centers, as defined in Article XII of Chapter 18.156 of the Redlands Municipal Code, while allowing existing warehouses to remain as permitted or conditionally permitted uses within their respective Planned Development (PD) entitlements:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

The applicable Planned Development entitlements are the following:

a. Planned Development No. 1 (PD 1);
b. Planned Development No. 3 (PD 3);
c. Planned Development No. 4 (PD 4);
d. Planned Development No. 7 (PD 7).

SECTION 12. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted this resolution, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 13. Effective Date. This Resolution shall become effective on the effective date of Ordinance No. 3002.

ADOPTED, SIGNED AND APPROVED this 6TH day of OCTOBER, 2026.

Mario Saucedo, Mayor

ATTEST:

Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at the regular meeting thereof, held on the 6TH day of OCTOBER, 2026, by the following vote:

AYES: Council Members Barich, Tejeda, Davis, Shaw; Mayor Saucedo
NOES: None
ABSENT: None
ABSTAIN: None

Jeanne Donaldson, City Clerk

RESOLUTION NO. 6500

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING CONCEPT PLAN NO. 1 TO ELIMINATE A PLANNED STREET SHOWN NORTH OF LUGONIA AVENUE, SOUTH OF ALMOND AVENUE, EAST OF MOUNTAIN VIEW AVENUE AND WEST OF RESEARCH DRIVE IN THE COMMERCIAL INDUSTRIAL DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS as follows:

Section 1. Exhibit 4, entitled "Land Use Plan," of Concept Plan No. 1 is hereby amended to eliminate a planned street shown at north of Lugonia Avenue, south of Almond Avenue, east of Mountain View and west of Research Drive and shall be in the form that is attached hereto as Exhibit "A" and incorporated herein by this reference.

Section 2. Exhibit 5, entitled "Circulation Plan" of Concept Plan No. 1 is hereby amended to eliminate a planned street shown at north of Lugonia Avenue, south of Almond Avenue, east of Mountain View and west of Research Drive, and shall be in the form that is attached hereto as Exhibit "B" and incorporated herein by this reference.

Section 3. Exhibit 5f, entitled "Internal Street Local," of Concept Plan No. 1 shall be deleted in its entirety.

ADOPTED, SIGNED AND APPROVED this 2nd day of May 2006

_____
Mayor of the City of Redlands

ATTEST:

_____
City Clerk

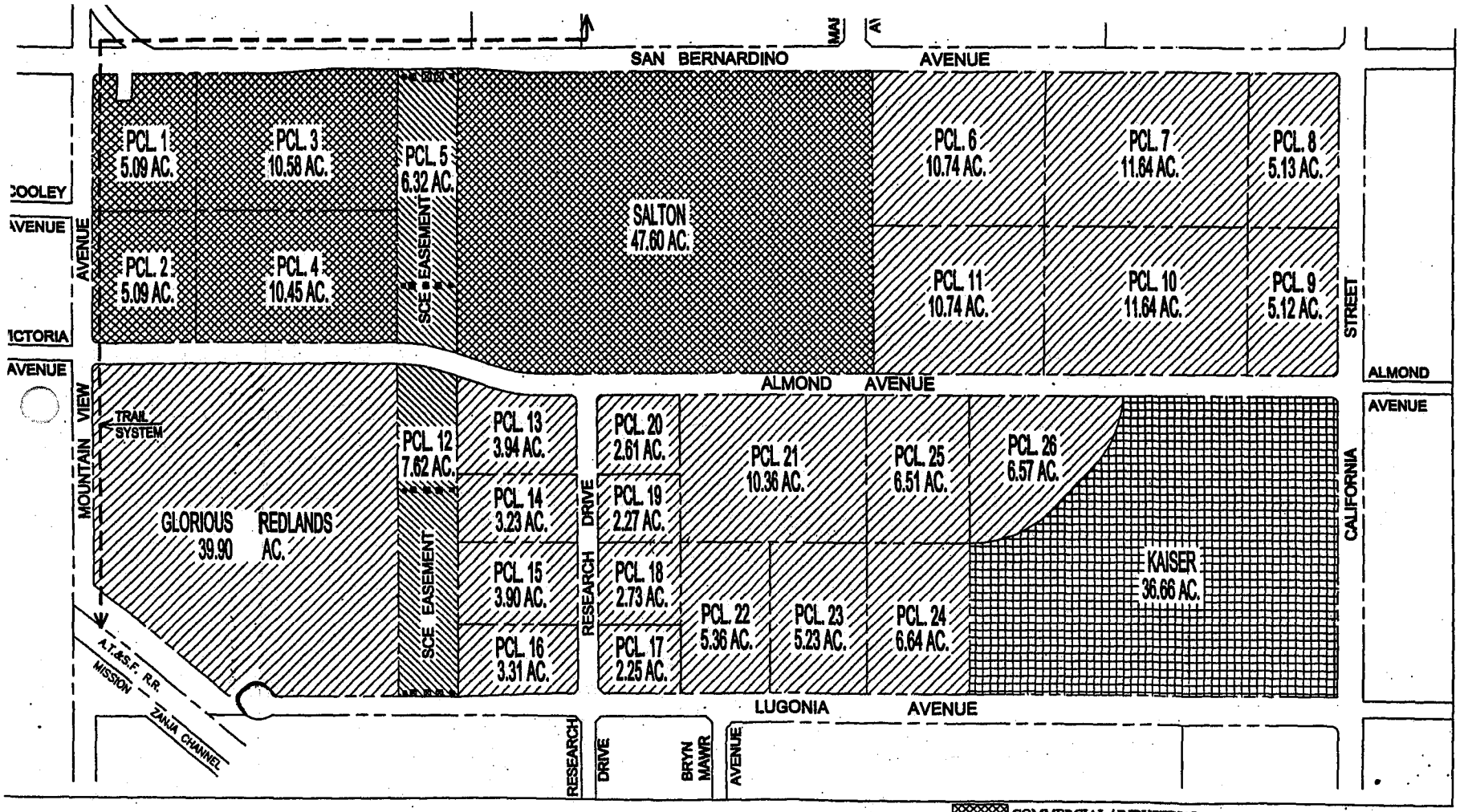
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 2nd of May, 2006 by the following vote:

AYES:
NOES:
ABSENT:

City Clerk

I:\ca\djm\Reso\6500.wpd

EXHIBIT "A"



Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
16800 VALLEY VIEW AVENUE
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

REDLANDS BUSINESS CENTER
REDLANDS, CALIFORNIA

COMMERCIAL / INDUSTRIAL & WAREHOUSE DISTRIBUTION	78.99 AC
COMMERCIAL / INDUSTRIAL	159.82 AC
MEDICAL FACILITIES	36.66 AC
OPEN SPACE	13.94 AC
	289.41 AC

NORTH
DATE: 02-04

EXHIBIT 4

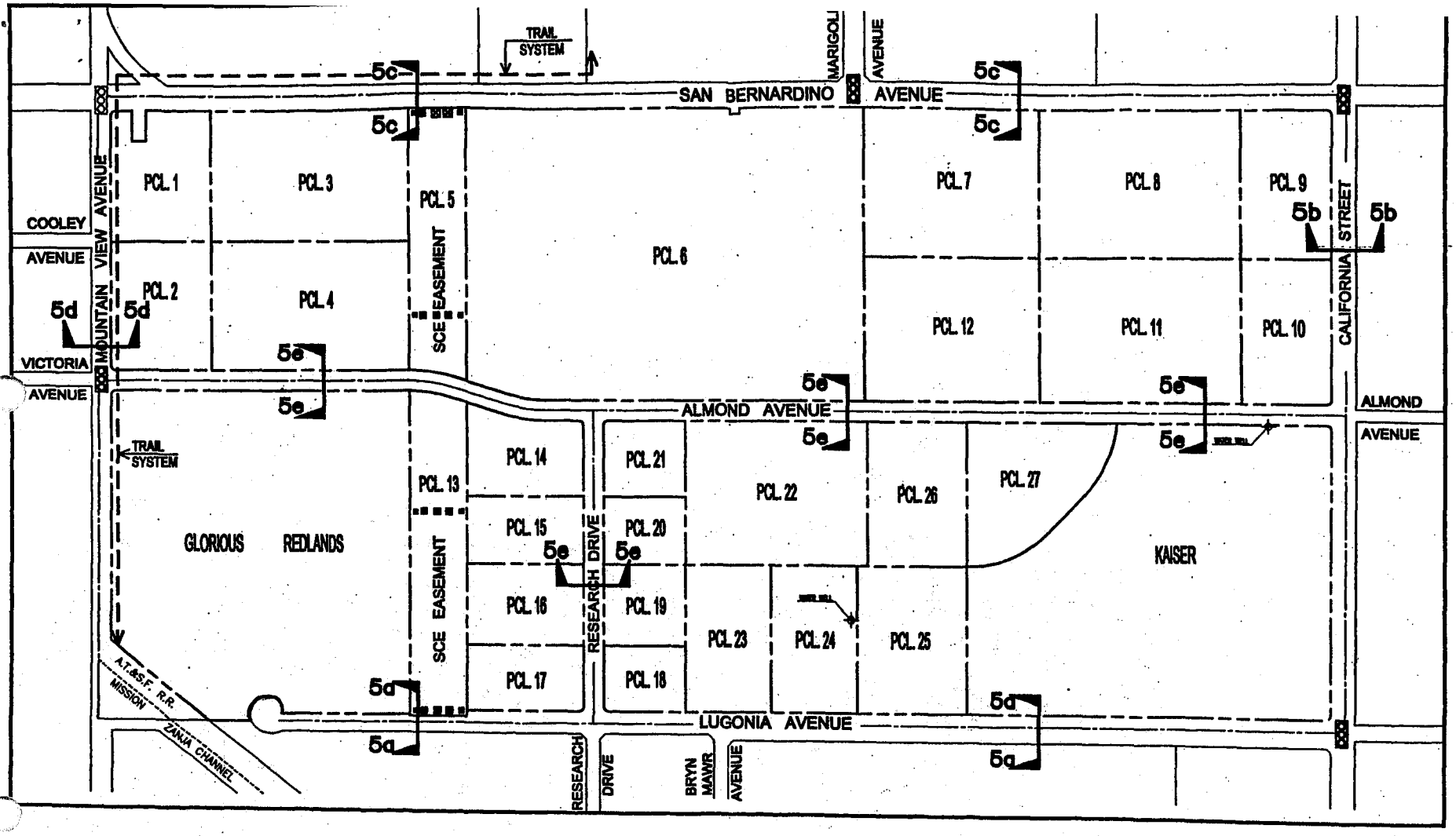


EXHIBIT "B"

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
16900 VALLEY VIEW AVENUE
LA MIRADA, CALIFORNIA 90638
PH(714)521-4811 FAX(714)521-4173

REDLANDS BUSINESS CENTER
REDLANDS, CALIFORNIA

NO.
DATE:

EXHIBIT 5