

A Master Planned Business Park

SPECIFIC PLAN NO. 42

CITY OF REDLANDS

REDLANDS RESEARCH PARK
SPECIFIC PLAN NO. 42

A Master Planned Business Park

City of Redlands, California

September, 1988

Prepared for:

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PREFACE

The Redlands Research Park Specific Plan has been written and prepared to serve as a tool for use by local decision makers, city staff, and developers in the planning and development of the subject property into a high quality research and development park. The plan has been prepared according to accepted professional planning principles and fullfills the criteria of the specific plan guidelines as contained in the State of California Government Code and as implemented by the City of Redlands. In the development of this specific plan, a commitment has been made to produce a superior business environment through comprehensive land planning.

RESOLUTION R.P.C. NO. 735

RESOLUTION FOR ADOPTION OF SPECIFIC PLAN NO. 42

W H E R E A S on the 22nd day of November, 1988, the Planning Commission of the City of Redlands held a duly advertised public hearing, said notice published on the 11th day of November 1988 in the Redlands Daily Facts, and finds:

A. It is deemed advisable and in the interest of the public health, safety, and general welfare to adopt the text of Specific Plan No. 42 for approximately 31.3 acres of property located south of Lugonia Avenue and west of Bryn Mawr Avenue.

B. That all the provisions of the California Government Code relating to the adoption of a Specific Plan have been complied with, including publication of notice on the 11th day of November, 1988 and the holding of public hearings on the 8th and 22nd days of November, 1988.

C. That this amendment provides for a well planned community which will attract major businesses to the area in order to provide a job base for the East Valley and to strengthen the local economy while insuring quality development through design guidelines and standards.

D. That subject amendment is not in conflict with the principles, objectives and standards of the General Plan and the East Valley Corridor Specific Plan.

N O W, T H E R E F O R E B E I T R E S O L V E D:

A. That pursuant to the Government Code, the Planning Commission hereby adopts on this 22nd day of November, 1988, Specific Plan No. 42 as submitted with five modifications adopted by the Planning Commission on November 22, 1988, by reference made a part hereof.

B. That the Planning Commission hereby recommends to the City Council of the City of Redlands that, following the required public hearing, the Council approve and adopt Specific Plan No. 42 as submitted and with the five modifications adopted by the Planning Commission on November 22, 1988.

C. That a certified copy of this resolution and related material hereby adopted by said Commission shall be transmitted to the City Council.

C E R T I F I C A T I O N

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted by the Planning Commission of the City of Redlands, County of San Bernardino, State of California, in a regular meeting on the 22nd day of November, 1988, and entered in the minutes of said Commission.

ATTEST:

Chairman of the Commission

November 22, 1988

Secretary of the Planning Commission
City of Redlands
County of San Bernardino
State of California

introduction 1

SECTION 1. INTRODUCTION

A. Introduction

1. Purpose and Intent

The subject property, known as the "Redlands Research Park Specific Plan", is intended to provide for the development of the project site into a master planned business park. The Specific Plan has been developed to provide a coordinated, comprehensive office/industrial development consistent with the goals and objectives of the Redlands General Plan and Zoning Ordinance. 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 Specific Plan to bridge the ongoing planning efforts in this dynamic area of the City of Redlands by establishing a comprehensive set of development guidelines and standards. Specifically, the Specific Plan intends to implement several design guidelines and standards not currently adopted in the City of Redlands' Zoning Ordinance No. 1000, but addressed in various documents including the Redlands Park and Open Space Plan, Measure "N", and the CSA 110 Specific Plan.

By providing for the development of a high quality business park, several tangible assets will result, not the least of which are the creation of job opportunities and the increase in property values over the current vacant land. Basically, the intent of the Specific 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

The Redlands Research Park encompasses approximately 32 acres of land generally bounded by Lugonia Avenue on the north, the I-10 Freeway on the south, Bryn Mawr Avenue to the east, and the Mission Zanja Channel to the west. The site is within the corporate city limits of the City of Redlands, and within an area commonly referred to as 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 property has been farmed for a number of years with a variety of field crops. Incorporated in the project boundaries is a 228 foot Southern California Edison easement, which contains high tension power lines from the power plant to the north adjacent to San Bernardino Avenue.

Of particular importance to the success of the Redlands Research Park is the provision for 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 the California Street exit and another located at the Mountain View Avenue exit. Both the ramps provide direct access onto Lugonia Avenue fronting the project site. In addition, Lugonia Avenue has been officially identified as a major truck route by the City of Redlands.

In addition to the vehicular circulation advantages of the site, the project will be taking advantage of rail service by extending a spur line into the project site from the Atcheson, Topeka, and Santa Fe Railroad Line which abuts the property on the southwest for several hundred feet. This rail service will provide a greatly enhanced ability for industries located within the Redlands Research Park to take advantage of this mode of transportation in their operations.

REGIONAL LOCATION

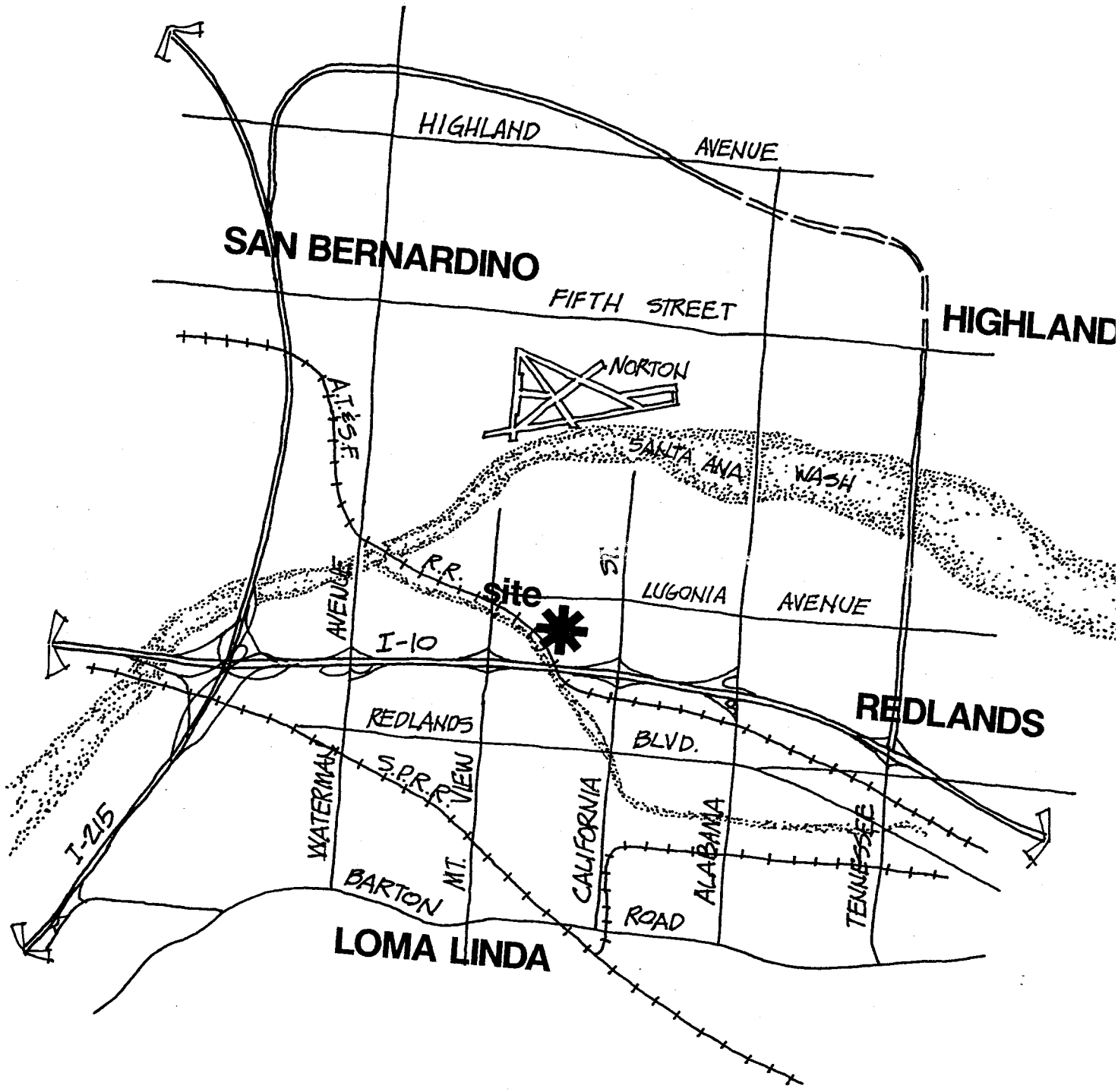
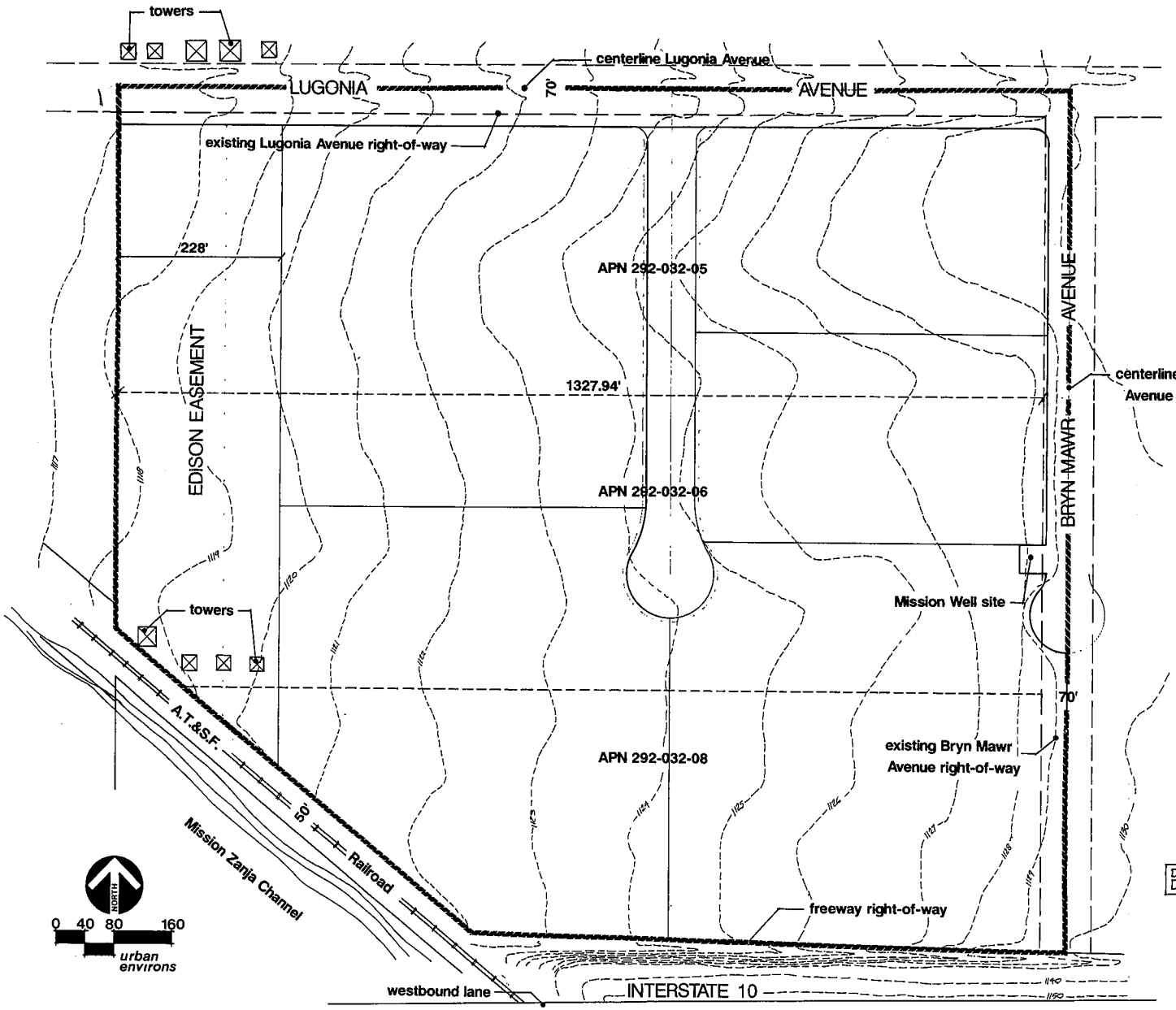


exhibit 1

REDLANDS RESEARCH PARK



PROJECT BOUNDARIES

exhibit 2

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 Corridor is substantially within the City of Redlands or its Sphere of Influence. The 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 high quality commercial and industrial development.

1. Environmental Considerations

The subject site is a relatively flat plain ranging in elevation from 1120 to 1131 feet above mean sea level. 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, most occuring during the December-March rainy season.

Soils within the project site consist predominantly 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.

Potential flood hazards to the project site are associated with the Mission Zanja Channel located directly southwest of the project site. However, the site is not located in a flood hazard zone and typical drainage improvements will be utilized to control surface flows and should provide adequate flood protection.

In addition, the railroad tracks adjacent to the channel acts to provide a dike between the channel and the subject property. Local drainage improvements will be required to direct storm drainage to the Mission Zanja Channel, and will include a master planned storm drain located within Lugonia Avenue.

The project site is located within the South Coast Air Basin, which experiences high ozone levels along with poor visibility on up to fifty (50%) percent of the days between May and September. Air quality is generally considered good from October through April. All industries which locate within the Redlands Research Park will be required to meet or exceed the Basin's air quality standards.

Noise impacts affecting the project site include those emanating as a result of aircraft flights from Norton Air Force Base, and vehicular traffic on the adjacent Interstate 10 Freeway. Neither of these is considered a major concern to the site because of the proposed office and industrial land uses.

Although Redlands is rich in historical and cultural resources, the project site is not known to contain significant resources, particularly since the property has been actively farmed for several years. Likewise, there are no identified endangered or protected species of plant or animal life within the project site.

Generally, surrounding land has similar characteristics as those of the subject property.

An Initial Study is contained in Appendix A.

2. Legal Description

The land referred to herein is situated in the County of San Bernardino, State of California, and is described as follows:

Lots 1, 2, 3 and 4, Block 8, La Drew Subdivision, in the County of San Bernardino, State of California, as per map recorded in Book 12 of maps, Page 44, in the Office of the County Recorder of said County.

Except therefrom that portion of Lot 3, Block 8, La Drew Subdivision, as per map recorded in Book 12 of Maps, Page 44, Records of said County, described as follows:

Commencing at a point in the centerline of a 70 foot road known as Bryn Mawr Avenue South 0 degrees 03 minutes 15 seconds West 631.00 feet from the centerline intersection of said Bryn Mawr Avenue and Lugonia Avenue; thence North 89 degrees 56 minutes 45 seconds West 35.00 feet to the true point of beginning which lies on the east line of said Lot 3; thence from the true point of beginning, North 89 degrees 56 minutes 45 seconds West 32.00 feet; thence South 0 degrees 03 minutes 15 seconds West 40.00 feet; thence South 89 degrees 56 minutes 45 seconds East 32.00 feet to a point in the said east line of Lot 3; thence North 0 degrees 03 minutes 15 seconds East 40.00 feet along the said east line of Lot 3 to the true point of beginning.

Also excepting therefrom that portion of Lot 2, Block 8, described as follows:

Beginning on the east line of said Block 8, distant along said east line North 0 degrees 25 minutes 18 seconds West 405.70 feet from the southeast corner of Lot 1 of said Block 8; thence South 30 degrees 32 minutes West 17.49 feet; thence South 0 degrees 25 minutes 18 seconds East 61.94 feet; thence South 39 degrees 02 minutes 35 seconds East 9.00 feet to the true point of beginning.

And also excepting therefrom that portion of Lots 1 and 2 of Block 8, lying southerly of the northerly line of the following described property:

Beginning on the east line of said Lot 1, distant along said east line North 0 degrees 25 minutes 18 seconds West 100.74 feet from the southeast corner of said Lot 1; thence Course "A", South 87 degrees 21 minutes 06 seconds West 294.49 feet to the southwesterly line of said Lot 1; thence along the southwesterly line of said Lots 1 and 2, being the northeasterly line of the Atchision, Topeka and Santa Fe Railway right-of-way, as shown on said Map, along a non-tangent curve concave Northeasterly with a radius of 1,407.69 feet, from a tangent bearing North 67 degrees 16 minutes 09 seconds West, through an angle of 16 degrees 38 minutes 02 seconds, a distance of 408.68 feet;

thence North 50 degrees 38 minutes 07 seconds West 191.88 feet; thence Course "B" leaving said southwesterly line South 89 degrees 02 minutes 35 seconds East 789.29 feet to the east line of said Lot 2; distance along the east line of said Lots 1 and 2, being also the west line of Bryn Mawr Avenue as shown on said Map, North 0 degrees 25 minutes 18 seconds West 304.96 feet from the point of beginning; thence along last said east line South 0 degrees 25 minutes 18 seconds East 304.96 feet to the true point of beginning.

Consisting of approximately 32 acres.

ASSESSOR'S PARCEL NUMBER:

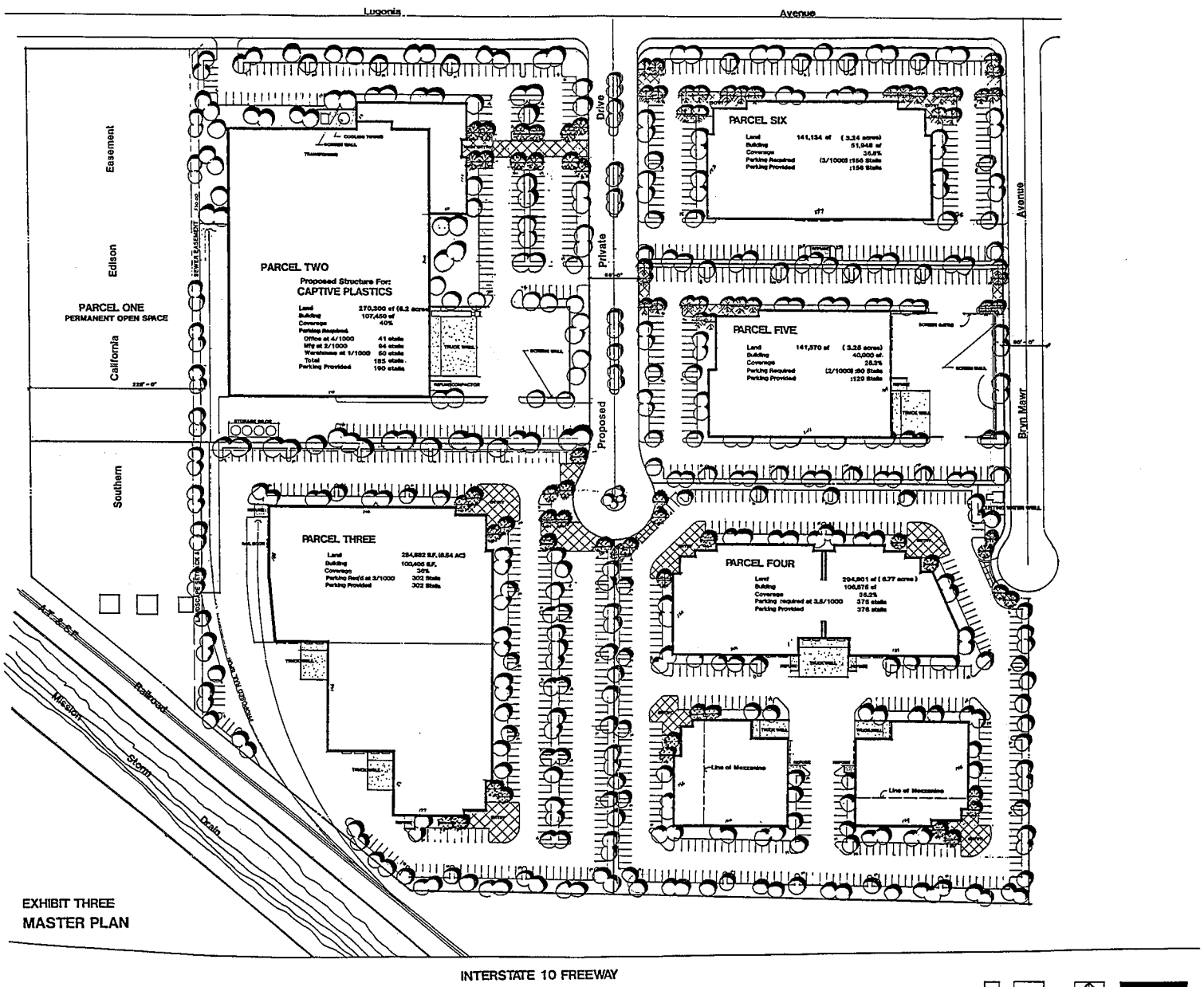
292-032-05
292-032-06
292-032-08

C. Project Description

The Redlands Research Park is intended to provide for the development of various office and industrial uses on a master planned business park format. The subject property consists of approximately thirty-two (32) acres and is located adjacent to Interstate 10 between Mountain View Avenue and California Street. The site will primarily develop as an office/industrial park, however, approximately 4.2 acres of land underlying the Southern California Edison easement will be developed as permanent open space in some form of agricultural use.

The current zoning and General Plan designations for the subject property are C-M (Commercial-Industrial District) and Urban Services, respectively. The proposed development of a high quality office/industrial park is clearly permitted under existing regulations, and the proposed open space is an enhancement to the project's overall appearance. The Specific Plan for the project site is being prepared to "bridge the gap" between existing city codes and regulations and on-going planning efforts.

Exhibit 3, **Illustrative Site Plan,** depicts the way the project could appear upon ultimate build-out. This is intended to be conceptual only, and individual building footprints could be different than those shown.



REDLANDS RESEARCH PARK

COMMUNITY NATIONAL CORPORATION

D. Goals and Objectives

The concept of the Redlands Research Park Specific Plan is to provide a framework that will guide the future development of the subject property into a cohesive business park. In order to insure the creation of a superior business environment sensitive to the needs and desires of the City of Redlands, the Specific Plan has adopted certain goals and objectives, including the following:

1. The creation of an enriched business development taking advantage of the unique characteristics of the project site.

2. 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.

3. To provide a circulation system to conveniently serve the needs of the development.

4. 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.

5. To implement various policies and objectives of the CSA 110 (East Valley Corridor) Specific Plan through specific site planning standards and design, development standard consistency, and other special development objectives.

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

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

8. The establishment of a high quality office/industrial park for business opportunties in the City of Redlands.

E. General Notes

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

1. Any details not specifically addressed by the Redlands Research Park Specific Plan No. 42 shall be subject to the regulations of the City of Redlands' Zoning Ordinance No. 1000. Definition 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 the General Telephone Company.

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

master plans 2

SECTION 2. MASTER PLANS

The Master Plan section of this Specific Plan is intended to provide guidelines and direction for the classification of the various land use, transportation and infrastructure portions of the Specific 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.

A. Land Use Plan

The Redlands Research Park encompasses approximately 32 acres of land accomodating the development of various office/industrial and open space land uses in 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 Land Use Plan is depicted in Exhibit 4.

1. Office/Industrial

A total of 26 acres is provided for the Office/Industrial land use. 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 park.

The office/industrial land use will have direct access to Lugonia Avenue through a private cul-de-sac generally located in the central portion of the site. In addition, this land use will have direct rail service by the construction of a railroad spur line from the Atcheson, Topeka, & Santa Fe Railroad line. This will be of particular advantage for those light industrial users which can utilize direct rail service in their business operations.

The office/industrial land use will initially be subdivided into five (5) large lots. Further subdivision may be permitted pursuant to City of Redlands procedures without an amendment to this Specific Plan.

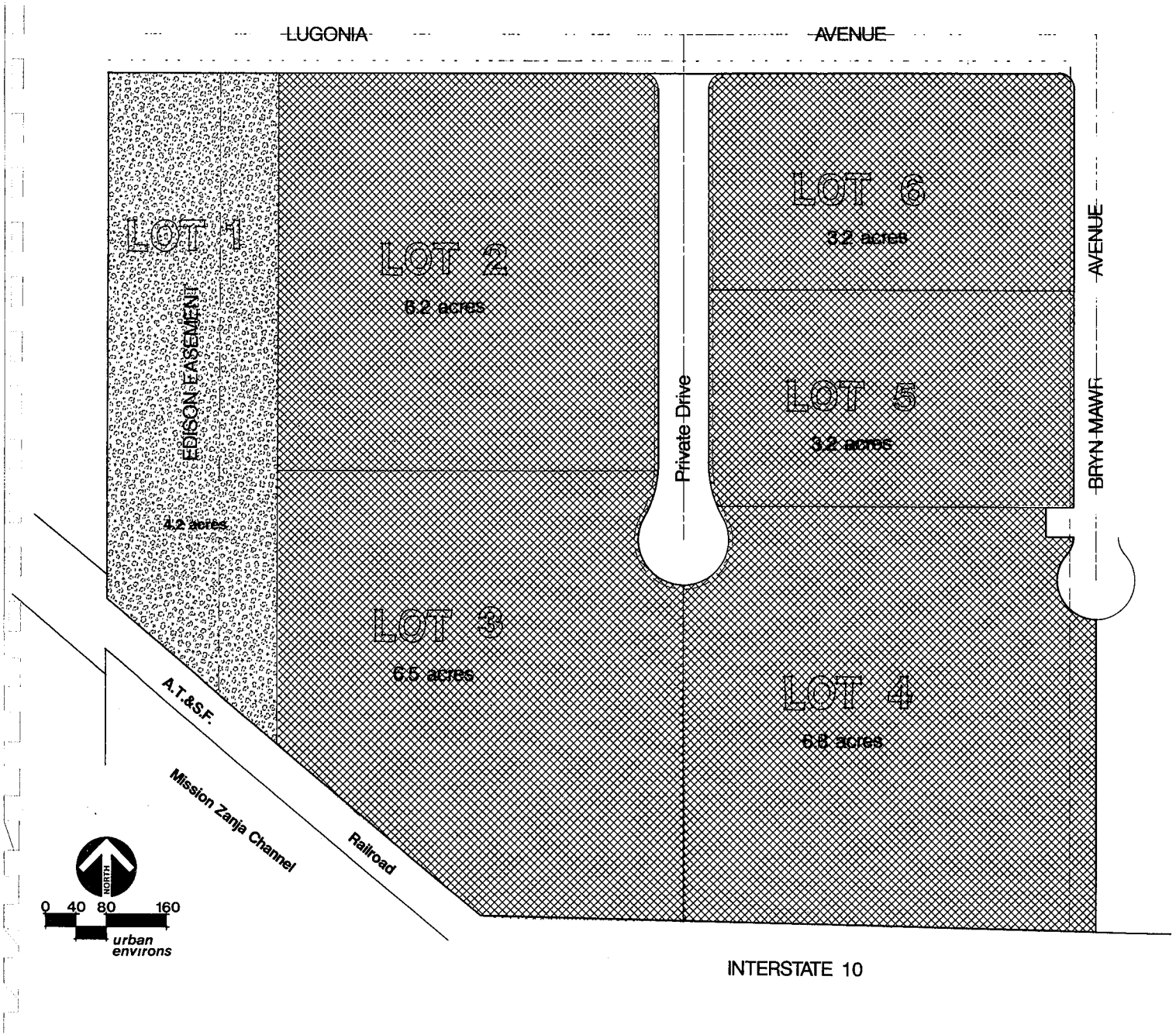
2. Open Space

The Open Space district encompasses approximately 4.2 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 a number of desirable goals including the incorporation of a major, permanent open space/greenbelt area within the project boundaries, providing a buffer to the residential area to the west along Lugonia Avenue, and allowing for the economic use of the land which would otherwise be unuseable.

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. To be included within the open space area will be the development of a trail system as identified in the circulation section of this Specific Plan.

Other open space opportunites may be created within individual developments under the provisions of this Specific 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; however, they have been refined in order to address the restrictions imposed by the Edison Easment.

REDLANDS RESEARCH PARK



LEGEND

OFFICE/INDUSTRIAL
26 acres

OPEN SPACE
4.2 acres

LAND USE

exhibit 4

B. Circulation

The Circulation Plan depicts the overall concept of traffic movement for the Redlands Research Park. The vehicular circulation concept proposes to utilize existing streets, Lugonia Avenue and Bryn Mawr Avenue, as well as a private interior street, to service the land uses within the project. In addition, the Circulation Plan depicts the location of a proposed regional trail system within the Edison easement. The streets and trails within the Park, both private and public, have been identified as to location and cross-section, and are discussed individually below.

The **Circulation Plan** is depicted in Exhibit 5.

1. Lugonia Avenue

   Lugonia Avenue is designated as a secondary highway by the City of Redlands, having an ultimate right-of-way of eighty-eight (88) feet. 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 the cut-stoned curbing.

   The CSA 110 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. This standard is depicted in section a-a, and includes the landscaping along the street frontage.

   Lugonia Avenue will be developed within the limits of the project site as a fifty-two (52) foot half-width street, including a twelve (12) foot parkway. The parkway will contain a six (6) foot meandering sidewalk (a minimum three feet from back of curb), 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.

2. Bryn Mawr Avenue

Bryn Mawr Avenue is designated as a local street by the City of Redlands, and is currently fully dedicated to seventy (70) feet along the entire easterly boundary. The street is currently unimproved other than asphalt paving, however it does provide access to the Mission Well and water transmission mains are located underground within the right-of-way.

Bryn Mawr Avenue will be improved pursuant to section c-c, with a fully developed half street. Although Bryn Mawr Avenue currently deadends against the I-10 Freeway, the Specific Plan proposes to abandon some of the right-of-way and provide a standard cul-de-sac just to the south of the City well site. This design will allow the City to continue having proper access to the well site in the future, while recognizing the old historic right-of-way no longer functions following the construction of the freeway in its path.

3. Research Park Drive (Private)

Interior access to the land uses will be provided by the construction of a private drive generally located in the middle of the project. Because the development will primarily be of large scale buildings, it is not necessary to development an interior street system having a "network" of streets throughout the project. The private cul-de-sac functions to provide adequate access for all lots, while providing a pleasing streetscape as well.

The cul-de-sac design is depicted in section b-b, and will be developed within a sixty-six (66) foot cross section. Within the interior of the street will be a median island which will provide an enhanced landscape element within the park as well as providing a permanent separation of the traffic lanes.

4. Trail System

One of the goals of the Specific Plan is to implement the planned regional trail system within the Edison easement and open space area. As a result, a trail system will be developed within the easement from Lugonia Avenue on the north, south to the A.T. & S.F. Railroad right-of-way.

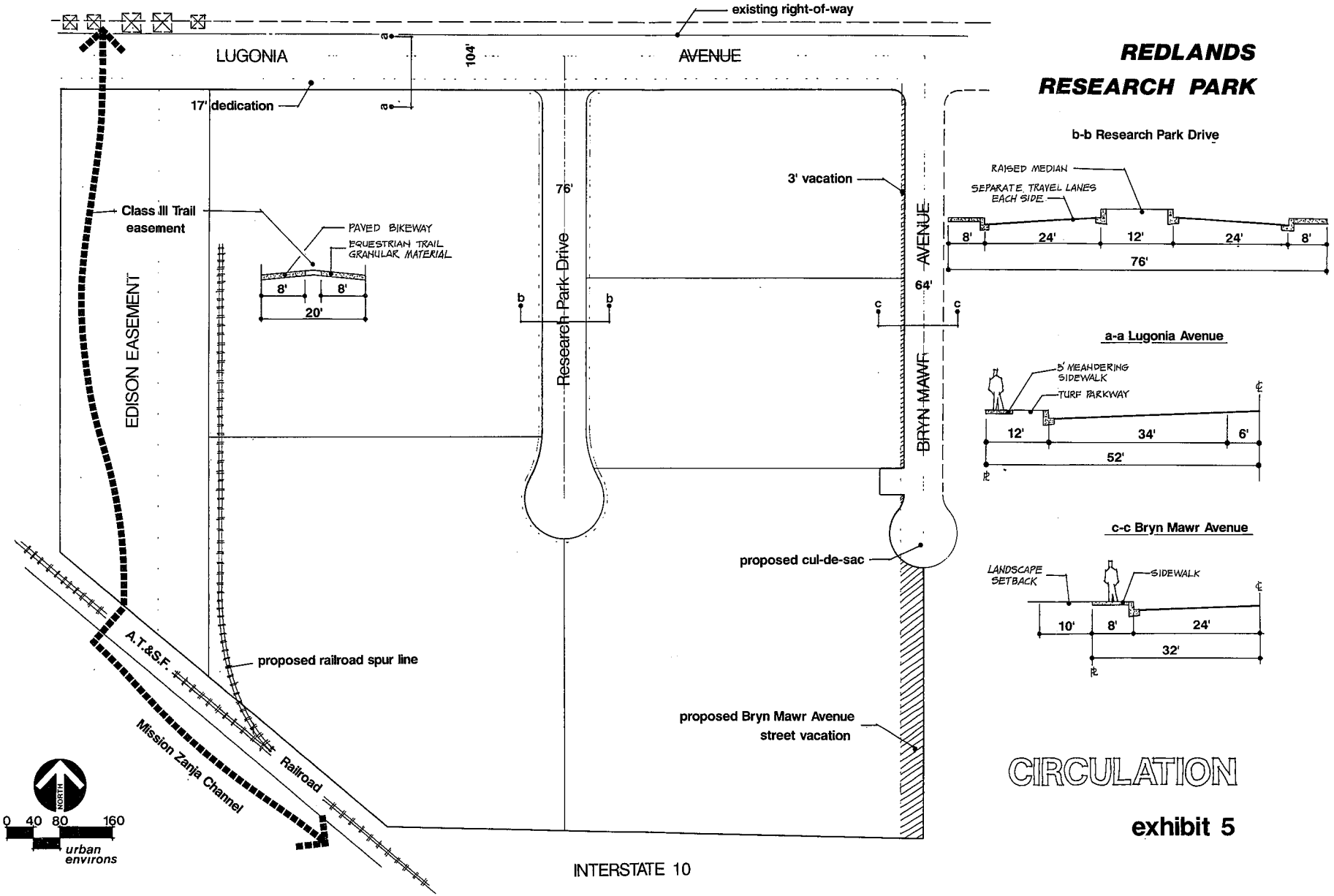
Section d-d depicts the trail system cross-section and proposed improvements. The trail will be developed as a Class III system, incorporating equestrian, pedestrian and a Class I bikeway, and provided with a twenty (20) foot easement to the City of Redlands. The following standards shall apply to the 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.

5. Railroad Spur

A major provisions for transportation will be the construction of a spur line from the existing A.T.& S.F. Railroad into the project site along the westerly edge of the office/industrial land use. The construction of the line will be subject to the Railroad's specifications, and after completion will enable individual industries to incorporate rail transportation.


existing right-of-way
LUGONIA
AVENUE
104'
17' dedication
Class III Trail easement
EDISON EASEMENT
PAVED BIKEWAY
EQUESTRIAN TRAIL GRANULAR MATERIAL
8'
8'
20'
76'
Research Park Drive
3' vacation
64'
BRYN MAWR AVENUE
proposed cul-de-sac
proposed railroad spur line
A.T.&S.F. Railroad
Mission Zanja Channel
proposed Bryn Mawr Avenue street vacation
INTERSTATE 10
NORTH
0 40 80 160
urban environs
REDLANDS RESEARCH PARK
b-b Research Park Drive
RAISED MEDIAN
SEPARATE TRAVEL LANES EACH SIDE
8' 24' 12' 24' 8'
76'
a-a Lugonia Avenue
5' MEANDERING SIDEWALK
TURF PARKWAY
12' 34' 6'
52'
c-c Bryn Mawr Avenue
LANDSCAPE SETBACK
SIDEWALK
10' 8' 24'
32'
CIRCULATION
exhibit 5

C. 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. The **Infrastructure Plan** is depicted in Exhibit 6 .

1. Water System

An existing twelve (12) inch water main is located within Lugonia Avenue adjacent to the project boundary, and will be utilized to provide water service to the site. No oversizing of the existing line is anticipated to be required. A new twelve (12) inch water line will be constructed within Bryn Mawr Avenue to help service the site in compliance with the City Master Plan.

The water lines to be utilized to service the various land uses are eight (8) inch lines looping through the project as depicted in Exhibit 6. Should these lines not be adequate to meet City fire flows, then the appropriate oversizing of the lines shall be accomplished. The water system will be designed and installed pursuant to City of Redlands' standards, and appropriate City fees will be paid.

2. Sewer System

An existing fifteen (15) inch sewer main is located within Lugonia Avenue. This sewer transports City of Redlands sewage to the San Bernardino Treatment Plant through an agreement between the two communities. However, the City of Redlands is currently considering the construction of the master planned sewer lift station and force main at the intersection of Lugonia Avenue and Mountain View Avenue, which will allow the City of Redlands to provide sewer service to this site. In the event the City's new lift station is not available for use at the time of development, alternatives include the construction of a private lift station and force main in Lugonia Avenue to California Street.

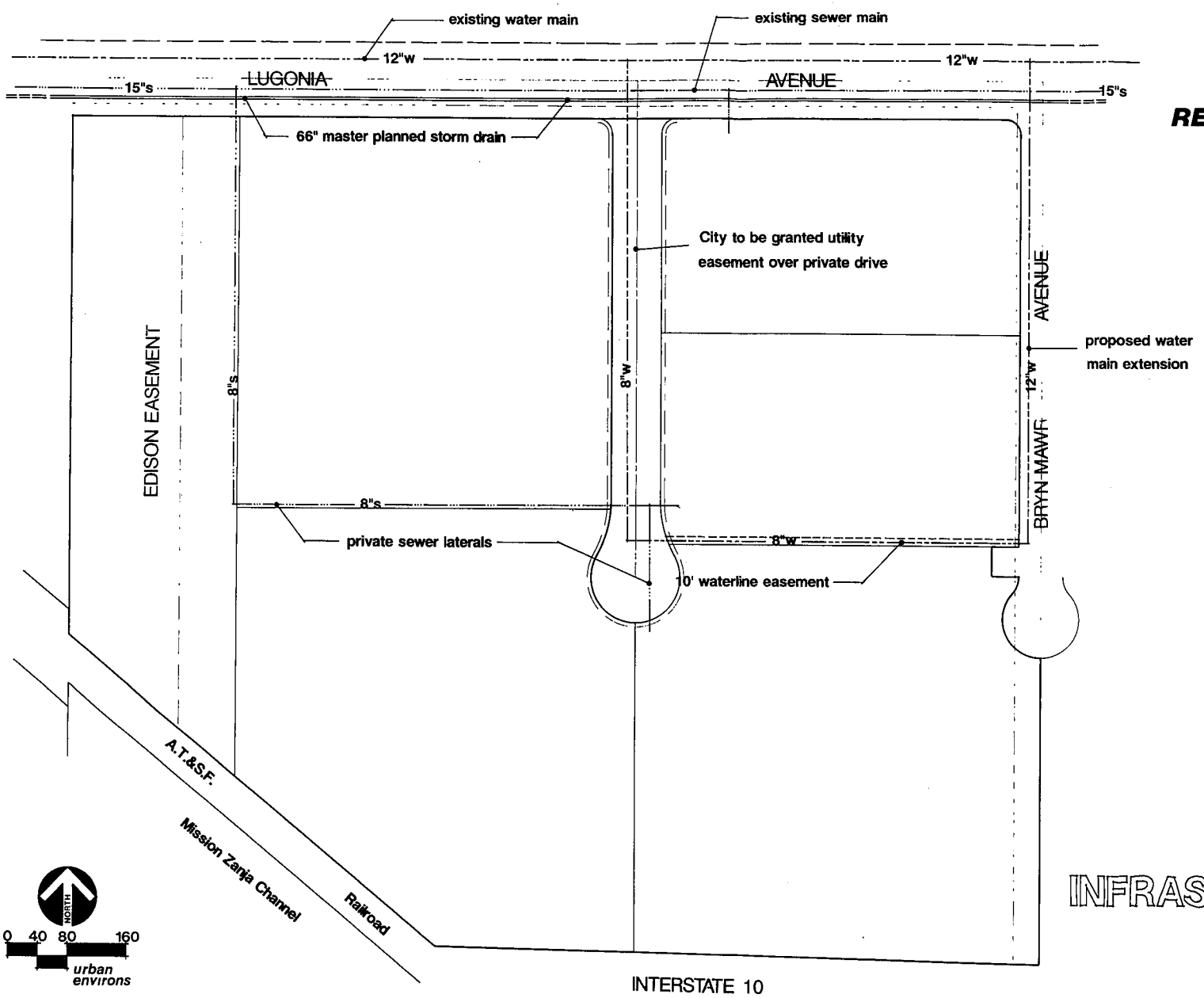
On-site sewer mains will consist of eight (8) inch private lines located throughout the project which will direct flows to the trunk line in Lugonia Avenue. The sewer system will be designed and constructed pursuant to City of Redlands' standards, and appropriate fees will be paid.

3. Storm Drainage System

The subject site currently drains to the Mission Zanja Channel to the west generally via surface flows. There are no existing storm drains located on or near the subject property. However, the City's Master Plan of Storm Plans recognizes Lugonia Avenue as a major storm drain collector and will require the construction of an adequate sized storm drain within Lugonia Avenue. The storm drain required across the Lugonia Avenue frontage according to the master plan is a sixty-six (66) inch drain. The developer will receive credit for the construction of this master planned line to be applied towards storm drainage fees which would be required.

Local drainage improvements will be required to conduct on-site flows into the master planned facilities, and these will primarily consist of curb and gutter to handle street flows. In addition, the developer will be required to pay drainage fees in accordance with adopted fee schedules at the time of building permit issuance.

REDLANDS
RESEARCH PARK



INFRASTRUCTURE

exhibit 6

D. Conceptual Landscape Plan

The **Conceptual Landscape Plan**, Exhibit 7, establishes the primary visual element for the Redlands Research Park. Several levels of landscape treatment are designated for the Park, including streetscape, major entry features, open space and setback/buffer areas, and on-site building landscaping.

1. Entry Features

Each of the major entries into the project, specifically on Lugonia Avenue at Bryn Mawr Avenue and at Research Park Drive, will incorporate strong landscaping statements through the 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 Redlands Research Park.

2. Streetscape Landscaping

Streetscape landscaping will provide another means of emphasizing the Park's uniqueness and will occur along all portions of Lugonia Avenue, Bryn Mawr Avenue, and Research Park Drive. In addition to the required landscaping within the city right-of-way, each street will have additional landscape setback requirements in order to create a wide landscaped median. The following minimum landscape setbacks shall apply:

Lugonia Avenue: Fifteen (15) feet
Bryn Mawr Avenue: Ten (10) feet
Research Park Drive: Fifteen (15) feet

3. Freeway Landscaping

Freeway landscaping and screening will be utilized along the I-10 Freeway in order to create a visual buffer and to serve the purpose of visual enhancemnet of the parking areas and buildings. The setback shall be a minimum of twenty-five (25) feet and shall utilize similar streetscape landscape materials.

The landscape setback adjacent to the freeway may be reduced to fifteen (15) feet if approved by the Planning Commission subject to the following provisions:

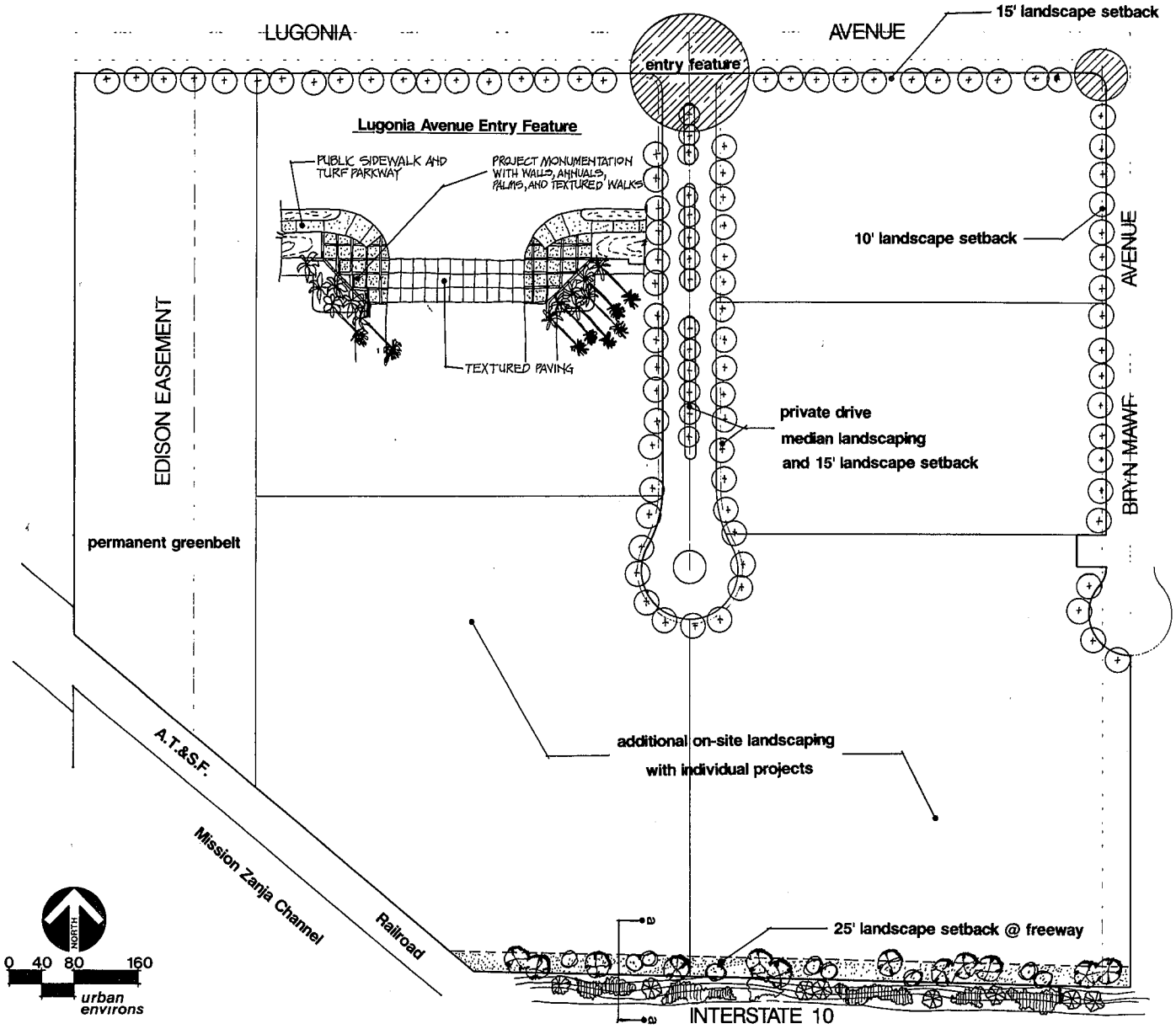
a. The freeway is elevated, with steep slopes adjacent to the right-of-way.
b. An additional ten (10) feet of landscaping shall be provided on-site so as to be visible from the freeway.
c. A minimum forty (40) foot building setback shall be maintained.

Also, additional finger planters shall be provided throughout the parking areas adjacent to the freeway to maximize the ability to utilize canopy trees such that a "grove effect" can be established as viewed from the freeway.

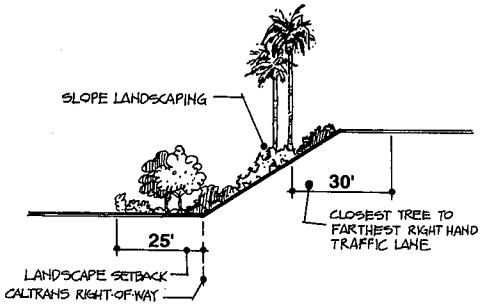
In addition to the freeway setback landscaping, the developer will provide upgraded landscaping within the CalTrans right-of-way subject to coordination with CalTrans. The landscaping will be a combination of Washingtonia Palms and flowering shrubs, and will be maintained by the developer.

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 hereby incorporated by reference.

REDLANDS RESEARCH PARK



section a-a Freeway Landscaping



CONCEPTUAL LANDSCAPE

exhibit 7

development standards 3

SECTION 3. DEVELOPMENT STANDARDS

The Development Standards of the Redlands Research Park Specific 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 Specific Plan.

Furthermore, these development standards have been developed to address a number of independent studies and reports, all of which recommend various standards for development in this area of Redlands. These documents include the C-M Zoning District, the East Valley Corridor Specific Plan, the City of Redlands Park and Open Space Plan, and the Redlands' General Plan. All of these documents have been analyzed and the following standards are synthesized into a cohesive development plan.

The purpose of the Redlands Research Park is to provide for the development of urban services in the I-10 corridor area where certain types of manufacturing and office 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. OFFICE/INDUSTRIAL LAND USE

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 and engineering 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.

d. Supportive services and commercial uses, including but not limited to:

Restaurants operated for employees on the premises
Child-care centers
Commercial sales and services incidental to a principal permitted use
Wholesale trade of most consumer goods, including motor vehicles, drugs, dry goods, apparel, groceries, building materials and paper products

e. The Planning Commission may, by Resolution of Record, recommend to the City Council the permitting of any other uses which it may determine to be similar to those listed above, in conformity with the intent and purpose of this zone, and not more obnoxious or detrimental to the public health, safety, and welfare, or other uses permitted in this zone.

2. Prohibited Uses - All uses and structures not permitted in A. above are here deemed to be specifically prohibited. The following uses are expressly prohibited:

Any outdoor manufacturing or processing operation
Auto wrecking and junk yards
Poultry and animal raising and slaughter
Residential (caretaker quarters excepted)
(See Ord. No. 3002 and Resolution 8793 for new warehouses.)

3. Property Development Standards - The following property development standards shall apply to all land and buildings in the Redlands Research Park:

a. Lot Area: Each lot shall have a minimum area of twenty thousand (20,000) square feet.

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

c. Building Height: The following Maximum Floor Area Ratios (FAR) shall be established:

Office buldings: .6 of total lot area
Industrial buildings: .8 of total lot area

d. Lot Coverage: Lot area coverage by buildings or structures shall not exceed fifty (50%) percent of the total lot area.

e. Building Setbacks: The following minimum building setback lines shall apply:

1) For those lots abutting the Interstate 10 Freeway, a minimum twenty-five (25) foot landscaped setback and one hundred (100) foot building setback shall apply.

2) For those lots adjacent to Lugonia Avenue, a minimum thirty (30) foot building setback and fifteen (15) landscape setback shall apply.

3) For those lots adjacent to Bryn Mawr Avenue, a minimum twenty-five (25) foot building setback and ten (10) foot landscape setback.

4) For those lots adjacent to Research Park Drive, a minimum of twenty-five (25) foot building setback and fifteen (15) foot landscape setback.

5) Interior side yard - five (5) feet

6) Rear yard - five (5) feet

B. OPEN SPACE

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

   Agriculture, including orchards, groves, nurseries, field crops, tree crops, truck farming and commercial flower growing.
   Hiking, bicycle, and equestrian paths and trails
   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 A. above are herein deemed to be expressly prohibited.

3. Property Development Standards - The following property development standards shall apply to all land and buildings within the open space land use:

   a. The minimum lot area shall be 4.2 acres. No further subdivision of the open space area may be permitted unless an amendment to this Specific Plan is approved for said subdivision and use of the land.

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

   c. No permanent or temporary buildings 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 of Section e. above shall apply.

C. General Provisions

In addition to the following General Provisions, Division 4 (Community Design Standards) of the East Valley Corridor Specific Plan is hereby adopted and incorporated by reference.

1. Off-street parking - Property development standards for off-street parking shall be as enumerated in Section 40.00 of the City of Redlands Zoning Ordinance.

2. Off-street loading - Requirements for off-street loading shall be as enumerated in Section 41.00 of the City of Redlands Zoning Ordinance. Special consideration shall be given to orientation and screening of loading spaces away from public view.

3. Screening - All exterior storage areas, service yards, electrical cage enclosures, and storage tanks shall be screened to the extent possible from public view by means of fences or walls, landscaping, or building design.

   In addition, all roof-mounted mechanical equipment, including but not limited to antennas, vents, air conditioning and heating units, and ductwork shall be concealed by the building design. In the case where roof-mounted mechanical equipment projects above the building or can be seen from the freeway, an enclosure shall be designed to screen the equipment that is compatible with the architectural design of the building.

4. Site lighting - Lighting shall be required on all new development for the purpose of providing illumination to ensure public safety and security. Lighting fixtures shall be functional, coordinated and visually attractive.

5. Landscaping - Landscaping shall consist of an effective combination of trees, shrubs, and ground cover, and may include dry landscape cover not to exceed twenty (20) percent of the total landscaped area. The selected combination of objects for landscaping purposes shall be arranged in a harmonious manner.

A minimum of fifteen (15) percent of each lot or parcel shall be landscaped pursuant to the provisions contained in Section EV4.0260 of the East Valley Corridor Specific Plan. Required landscape areas, including setbacks, buffers and street parkways, shall be maintained in a neat, clean, orderly, and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plants. Landscaped areas shall be provided with a suitable permanent automatic irrigation system designed to insure a sufficient amount of water for plants.

Landscape plans shall be submitted and approved subject to the provisions of Section 43.00 of the City of Redlands Zoning Ordinance. In addition, those standards contained in the CSA 110 Specific Plan shall be utilized as guidelines.

6. Fences and Walls - Fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines except that no fence or wall exceeding three (3) feet in height shall be located within any required setback area that parallels a street right-of-way. All fences and walls shall be designed and utilize materials of construction compatible with the architecture of the building. Walls and fences of sheet or corrugated metal are specifically prohibited.

   Fences and walls shall be subject to Section 43.00 of the City of Redlands Zoning Ordinance.

7. Signs - It is intended that all signs located within the Redlands Research Park shall relate to the character and architectural style of the structure upon which it is placed. A minimum number of signs is encouraged in order to avoid clutter. All signs within the project shall comply with the City of Redlands Sign Odinance.

8. Refuse collection - All trash and refuse storage areas shall be located in an enclosure approved by the City of Redlands. Said area shall be located in the rear portion of the lot and specifically not permitted between a street frontage and building.

All waste materials shall be stored in an enclosed area and shall be accessible to service vehicles. Wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by, or otherwise be attractive to, rodents or insects shall be stored only in closed containers in required enclosures.

9. Site Utilities - Utility easements shall be required as needed through the development review process. All existing and new utilities of 12KV or less within the project and along major arterials adjacent to the project shall be installed underground. Where possible, all overhead lines greater then 12KV shall be placed along the rear property line, away from arterial highways.

   All ground-mounted utility appurtenances, including but not limited to telephone pedestals, utility meters, irrigation system back-flow preventors, and transformers, shall be located behind the building setback line where possible, and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscape materials.

10. Compatibility Standards - Every use of land or building shall operate in conformity with the following performance standards:

    a. Vibrations: Every use shall be so operated that maximum ground vibration generated is not perceptible without instruments at any point in the boundary of the district in which the use is located.

    b. Noise: Every use shall be so operated that the maximum volume of sound or noise generated does not exceed sixty-five (65) decibels at any point on the lot line of the lot on which the use is located.

    c. Odor: Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the boundary of the district in which the use is located.

d. Smoke: Every use shall be so operated that no smoke from any source shall be emitted of a greater density described in No. 2 on the Ringelmann Chart as published by the United States Bureau of Mines.

e. Toxic Gases: Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes of gases.

f. Emissions: Every use shall be so operated that there is no emission of dirt, dust, fly ash, and other forms of particulate matter.

g. Radiation: Every use shall be so operated that there is no dangerous amount of radioactive emissions.

h. Glare and Heat: Any operation producing intense glare or heat shall be conducted in a manner as to effectively screen the glare from view at any point on the lot line of the lot in which the use is located and to dissipate the heat so that it is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

i. Hazardous Materials: Every use shall be consistent with the provisions of the San Bernardino County Hazardous Waste Management Plan.

10. Architectural and Site Guidelines - The following guidelines shall apply to site design and building design:

a. Developments should be designed to maximize any existing views of mountain ranges, open spaces, palm rows, or other view amenities.

b. Building placement should vary to include both parallel and skewed angles to the street plane in order to provide diversity and discourage continuous building facades along street frontages.

c. Building construction and design shall be used to create a structure with equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure. Architectural facade treatments will be required on all portions of the building(s) exposed to public views. Extra treatment may be given to the street frontages as long as the basic facade treatments are carried around the structure.

d. Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials as the main building.

e. Large, continuous surface treatments of a single material shall be minimized. Changes in texture, relief or materials, and use of decorative features such as planters, varied roof lines, decorative windows and accent panel treatment should be encouraged.

f. Pre-engineered metal buildings and industrial type structures featuring predominately painted exteriors are prohibited.

4 implementation

SECTION 4. PROCEDURAL IMPLEMENTATION

The purpose and intent of Procedural Implementation is to insure that future development within the project boundaries occurs in conformance with the Redlands Research Park Specific Plan as adopted by the City of Redlands. Furthermore, it is intended that this section will describe the steps necessary for submittal and processing of development plans and applications within the project boundaries.

A. Subdivision Maps - All subdivision maps shall follow the standard subdivision procedures as contained within the Subdivision Ordinance of the City of Redlands.

B. Commission Review and Approval (CRA) - For the most part, all subsequent development proposals within the Redlands Research Park will be reviewed by the City of Redlands' Planning Commission pursuant to the Commission Review and Approval application and processing requirements.

C. Environmental Review - It is intended that the Master Environmental Assessment and Negative Declaration granted for the Specific Plan will enable future development proposals within the project boundaries to be processed and in compliance with California Environmental Quality Act (CEQA) guidelines without further review pursuant to Section 9.01 of the City's "Procedures, Objectives, and Criteria for Implementing the California Environmental Quality Act, as Amended."

   Unless there are determined unusual circumstances or changed conditions not addressed at the time the Specific Plan was adopted, no further environmental review will be necessary for individual development proposals.

D. Amendments - An Amendment to the adopted Redlands Research Park Specific Plan shall require the same procedures as required for adoption as outlined within California Government Code Section 65500.

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. 7116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS, APPROVING AMENDMENT NO. 3 TO ALLOW THEATER ARTS AND ACROBATIC STUDIOS AS CONDITIONALLY PERMITTED USES IN THE OFFICE/INDUSTRIAL DISTRICT OF SPECIFIC PLAN NO. 42

WHEREAS, application for Amendment No. 3 to Specific Plan No. 42 has been duly filed; and

WHEREAS, the City Council has the authority to review Amendment No. 3 to Specific Plan No. 42 to add Section 3.A.3.e to allow theater arts and acrobatic studios as conditionally permitted uses in the Office/Industrial District of Specific Plan No. 42; and

WHEREAS, on December 13, 2011, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 3 to Specific Plan No. 42 and at which the Planning Commission considered Amendment No. 3 to Specific Plan No. 42; and

WHEREAS, at the public hearing on December 13, 2011 the Planning Commission considered, heard public comments on, and recommended approval of the Negative Declaration and Amendment No. 3 to Specific Plan No. 42 for the project to the City Council; and

WHEREAS, in accordance with Government Code Sections 65453 and 65090, on January 4, 2012, the City gave public notice by mailing to property owners within a 300 foot radius of the property, as well as on January 5, 2012 by publication in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which the project would be considered; and

WHEREAS, on February 7, 2012 the City Council held noticed public hearings at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 3 to Specific Plan No. 42;

NOW, THEREFORE, be it resolved by the City Council of the City of Redlands as follows:

Section 1. The City Council hereby adds Section 3.A.3.e to the Office/Commercial land use district of Specific Plan No. 42 to read as follows:

"e. Conditionally Permitted Uses:

Arts and acrobatic studios with approval of a conditional use permit."

Section 2. The City Council hereby determines that the adoption of this resolution is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 (3) because the project consists of the permitting of an existing structure involving negligible expansion of use.

PASSED, APPROVED AND ADOPTED this 7th day of February, 2012, by the following vote:

Pete Aguilar, Mayor

ATTEST:

Sam Irwin, City Clerk

I, Sam Irwin, 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 7th day of February, 2012, by the following vote:

AYES: Councilmembers Harrison, Bean, Foster, Gardner; Mayor Aguilar
NOES: None
ABSENT: None
ABSTAIN: None

Sam Irwin, City Clerk