Exhibit A
Project Description Summary

for

World Logistics Center Specific Plan

Prepared for

City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553

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Project Description

1.1 Project Overview

The proposed World Logistics Center Specific Plan is a master plan for the development of modern high-cube logistics warehouse distribution facilities on approximately 3,820 acres of land in eastern Moreno Valley. The project proposes the development of approximately 41.6 million square feet of modern high-cube logistics facilities over approximately 2,665 acres, 1,136 acres of permanent open space, and 19 acres of existing public utility facilities.

1.2 Project Location

The World Logistics Center Specific Plan project area is located in the northwestern Riverside County, in Rancho Belago within the eastern portion of the City of Moreno Valley. The proposed project is situated south of State Route 60 (SR-60), between Redlands Boulevard and Gilman Springs Road (the easterly City limit), extending to the southerly City Limit. Figure 1 depicts the location of the proposed project within the region.

The project area is located in portions of Sections 1, 12, and 13 of Township 3 South, Range 3 West; and portions of Sections 6, 7, 8, 9, 16, 17, 18, 19, 20 and 21 of Township 3 South, Range 2 West, as depicted on the US Geological 7.5 minute series Sunnymead and El Casco California Quadrangles. Figure 2 depicts the proposed project boundary on the applicable USGS Quad sheets.

1.3 Environmental Setting and Surrounding Land Uses

The project area is largely undeveloped land. Presently, there are seven single-family homes in various locations in the project area along with associated ranch/farm buildings. Most of the site has been used for dry farming at one time or another since the early 1900's, and much of the site continues to be used for dry farming at the present time. San Diego Gas & Electric operates a natural gas compressor station, known as the Moreno Compressor Station, on 18 acres in the southern portion of the site. Southern California Gas Company operates a valving, metering, and pipe cleaning station on a one acre parcel in the south-central portion of the site.

The major roadways that currently provide access to the project area are SR-60, Redlands Boulevard, Alessandro Boulevard, Gilman Springs Road and Theodore Street. Redlands Boulevard and Theodore Street are north-south roadways that intersect with SR-60. Alessandro Boulevard is an east-west thoroughfare that runs through Moreno Valley from Interstate-215 on the west to Gilman Springs Road on the east. Gilman Springs Road runs in a northwesterly-southeasterly direction connecting SR-60 to the Hemet-San Jacinto area and beyond.

There is little development adjacent to the east and south boundaries of the project area. The area easterly of the project is commonly referred to as the Badlands, a rugged area that separates the City of Moreno Valley from San Timoteo Canyon, and the City of Beaumont. Due to its steep slopes and canyons, the Badlands area has experienced little development; however there are seven single-

family homes in the area east of Gilman Springs Road. The Badlands Sanitary Landfill, operated by the County of Riverside Waste Management Department, is located approximately 1.5 miles northeasterly of the project area.

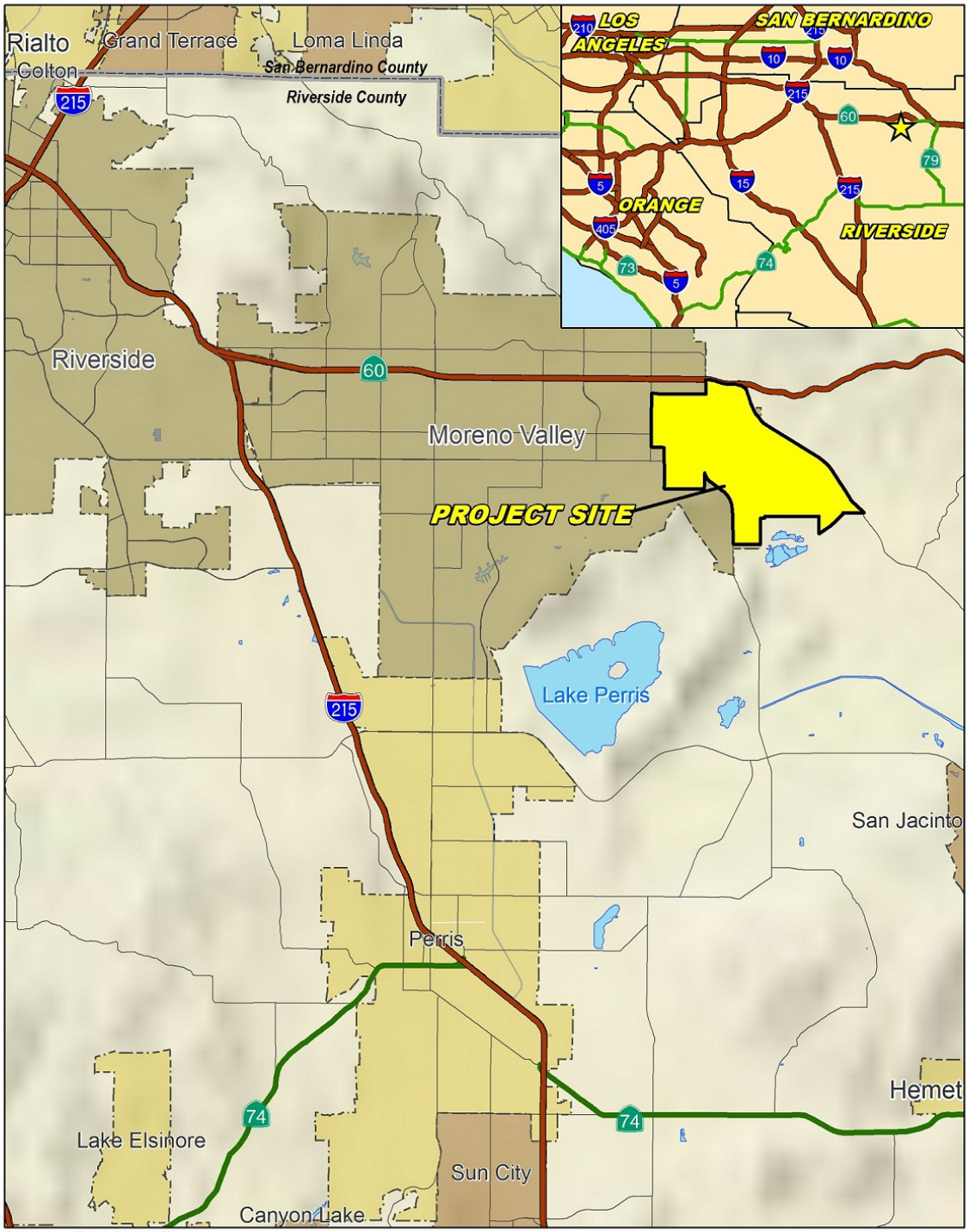
The area south of the proposed project is the San Jacinto Wildlife Area (SJWA) (which includes the Upland Game Hunting Area), and the Lake Perris State Recreation Area. These lands are state-owned and access to these areas is restricted. The SJWA is owned and operated by the California Department of Fish and Game and contains approximately 9,000 acres of restored wetland and ponds. The Lake Perris State Recreation Area is owned and operated by the California State Parks Department and contains approximately 6,000 acres of open space land which is used both for recreation and preservation of the natural southern California landscape.

Highland Fairview Corporate Park (HFCP), located north and west of the project area between Redlands Boulevard and Theodore Street, is currently under development and the first phase was completed in late 2011. The area north of SR-60 is largely undeveloped with clusters of low density residential development within the Moreno Valley city limits.

Lying to the west of the proposed project is the more developed portion of the City of Moreno Valley. Near the southwest boundary of the proposed project is the existing residential neighborhood of Old Moreno at the intersection of Redlands Boulevard and Alessandro Boulevard; a small market and a Post Office are also located near this intersection. The Moreno Valley Ranch residential community is approximately one mile southwest of the project area.

There are two future commercial areas located immediately north of the project area. The first is located at the northwest corner of Theodore Street and Eucalyptus Avenue (proposed 80,000 square feet), and the second is at the northeast corner of Redlands Boulevard and Eucalyptus Avenue (proposed 120,000 square feet). The nearest large-scale commercial development is located on the south side of SR-60 at Moreno Beach Drive approximately 1¼ mile to the west of the proposed project; this shopping area includes Walmart and Target superstores, along with restaurants and ancillary commercial and service uses, and the Moreno Valley Auto Center. The central core of Moreno Valley, which includes other residential neighborhoods and commercial activity, is located approximately three miles west of the project area.

March Air Reserve Base (MARB) is located approximately seven miles southwesterly of the proposed project. The MARB is under the authority of the March Joint Powers Authority which acts as the land use authority, the Redevelopment Agency as well as the Airport Authority (the March Inland Port Airport Authority) for reuse of the former March Air Force Base.



Parsons Brinckerhoff
Date: Feb. 2012
Source: ESRI (2011)

Figure 1 - Vicinity Map
World Logistics Center Specific Plan
Moreno Valley, CA

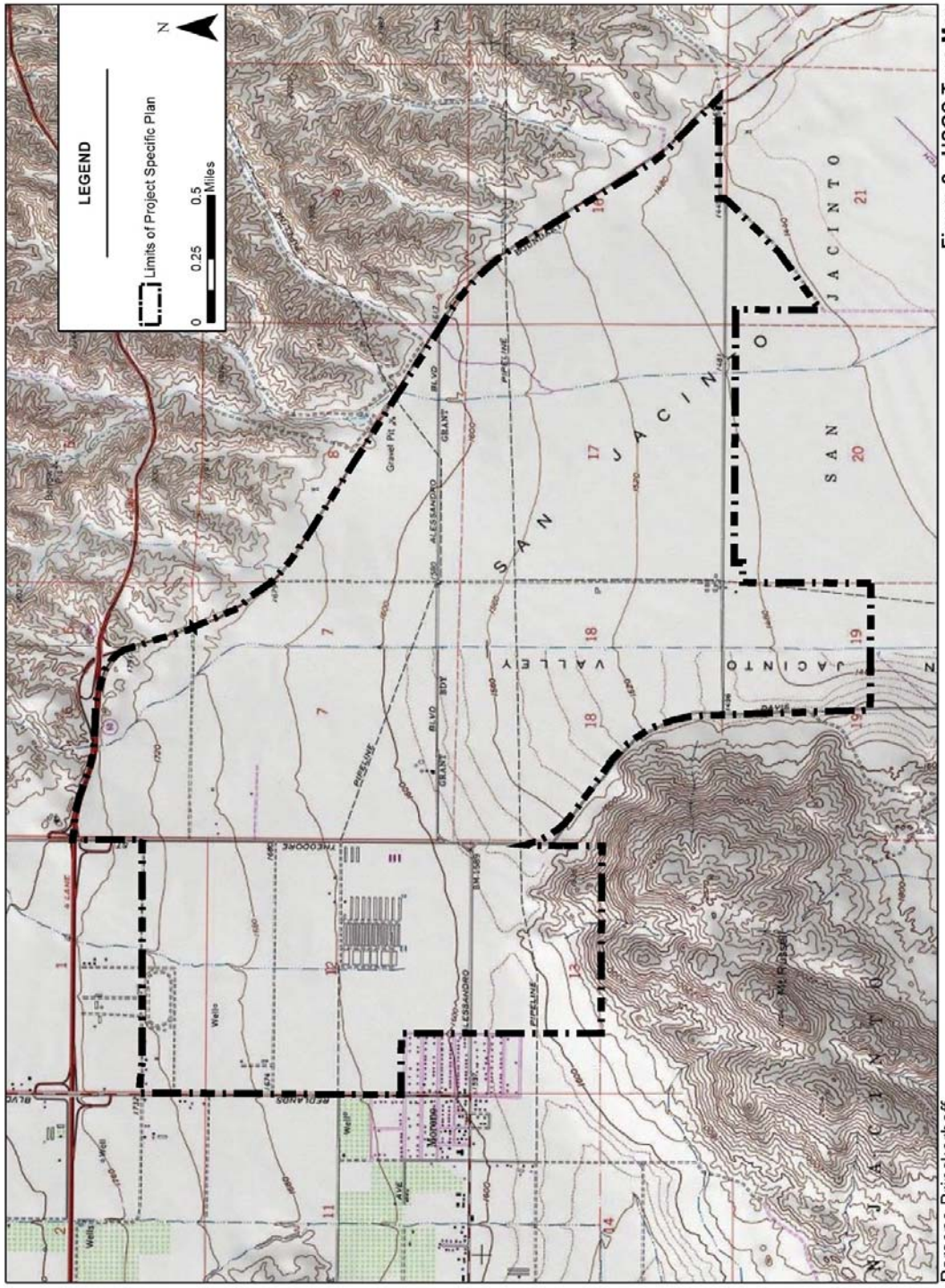


Figure 2 - USGS Topo Map
World Logistics Center Specific Plan
Moreno Valley, CA

1.4 Existing General Plan, Specific Plan and Zoning Land Use Designations Surrounding the Project Area and Currently Applicable to the Proposed Project Site

The Land Use Designations Currently Applicable to the Proposed Project Site

The Community Development Element of the City's General Plan currently designates the project area as a mix of residential, commercial, business park and open space land uses. In 1992 the City approved the 3,038-acre Moreno Highlands Specific Pan (MHSP) as a master planned, mixed use community, consisting of up to 7,763 residential dwelling units (on approximately 2,435 acres) and approximately 603 acres of business, retail, institutional and other uses. A summary of land uses of the MHSP is depicted in Table 1 below.

Table 1. Moreno Highlands Specific Plan (Current Land Use Designations)

Land Use	Acreage
Residential Community	
Residential (7,283 du)	1,359.3
Parks and Open Space	701.9
Neighborhood Commercial	10.0
Cemetery	16.5
Public Facilities	347.7
Planned Business Center	
Business Park	360.8
Mixed Use	80.5
Community Commercial	16.0
Parks and Open Space	77.9
Public Facilities	67.4
Project Total	**3,038**

Adopted by City Council March 17, 1992

As a result of a variety of factors, none of the Moreno Highlands Specific Plan has been implemented.

The current Housing Element, adopted by the City in February 2011, identifies the MHSP as a potential location for future jobs-producing land uses. In April 2011, the City adopted an Economic Development Action Plan which identifies eastern Moreno Valley as a potential area for major job-producing land uses. The proposed World Logistics Center Specific Plan project is consistent with these adopted policy statements in that it seeks to comprehensively plan the project area for jobs-producing land uses.

South of SR-60/East of Redlands Boulevard

The HFCP project is currently under development. Phase 1 (Skechers' North American Operational Headquarters) was completed in late 2011. HFCP is located immediately north and west of the

project area, on the north side of Eucalyptus Avenue between Redlands Boulevard and Theodore Street. The HFCP project was approved by the City of Moreno Valley in 2009. The City General Plan land use designation for the site is Commercial (C) and Business Park/Light Industrial (LI).

North of SR-60

The land located on the north side of SR-60 and westerly of Theodore Street is within the City of Moreno Valley and has land use designations of Office (O) and Residential (R1—density of one dwelling unit per acre). The area lying easterly of Theodore Street is within the County of Riverside with land use designations of Scenic Highway Commercial (C-P-S) and Controlled Development Area (W-2). The W-2 area allows single-family residential and light agriculture (the suffix indicates a 2-acre minimum parcel size); and the C-P-S district allows certain wholesale and retail commercial uses. This county territory is within the City's Sphere of Influence; the City land use designation for the area is Rural Residential (RR) and Residential (R1).

East of Gilman Springs Road

The Badlands area, lying easterly of Gilman Springs Road, is within the jurisdiction of the County of Riverside and has a land use designation of Controlled Development Area (W-2, W-2-1 and W-2-20), allowed uses include single-family residential and light agriculture (the suffix indicates minimum parcel size in acres). This county territory is also within the City's Sphere of Influence and the City land use designations for the area are Rural Residential (RR) and Commercial (C).

Southern Boundary

The land area lying to the south of the project is within the San Jacinto Wildlife Area and the Lake Perris State Recreation Area. Portions of these facilities are within the City limits and have a City General Plan land use designations of Open Space (OS) and Flood Plain (FP).

West of Redlands Boulevard

The City land use designations for the residential areas west of Redlands Boulevard are Residential R2 and R3 (maximum density of 2 and 3 dwelling units per acre, respectively). Residential areas southerly of the site along Alessandro Boulevard are subject to City land use designations of R2 and R5 (maximum density of 2 and 5 dwelling units per acre respectively). To the northwest, north of Eucalyptus Avenue, properties have land use designations of Commercial (C) and Business Park/Light Industrial (BP).

1.5 The Proposed Project

The entitlements necessary for the proposed project includes a General Plan Amendment, adoption of the World Logistics Center Specific Plan, a Zone Change, a Development Agreement, a Tentative Parcel Map (for financing purposes only), and annexation of an 85-acre parcel along Gilman Springs Road. The City of Moreno Valley is the Lead Agency for the proposed project. In addition, the project will require other associated actions and approvals by other public entities in order to construct and operate the proposed project.

General Plan Amendment

The General Plan Amendment proposes a revision to the City General Plan land use designations for the project area as set forth in the proposed Specific Plan. The General Plan Amendment also includes amendments to several other elements as applicable, including (but not limited to) the Community Development Element, the Parks, Recreation and Open Space Element, the Circulation Element, the Environmental Safety Element, and the Conservation Element.

Specific Plan

The proposed project includes a Specific Plan to implement the new General Plan Amendment and to set forth comprehensive land use regulations governing the proposed project. The World Logistics Center Specific Plan is a master plan for the development of approximately 41.6 million square feet of modern high-cube logistics warehouse distribution facilities defined as Logistics Development.

The Specific Plan establishes the master plan of development for the project area, including development standards and use regulations, a master plan for circulation and infrastructure, architectural, landscape and design guidelines and sustainability goals, all of which will be applicable to all development within the project area.

Within the Specific Plan the primary land use category will be Logistics Development, this use will provide for high-cube logistics warehouse space consisting of buildings of 500,000 square feet or greater, with ceiling heights of 25 feet or greater. Warehousing and logistics activities consistent with the storage and processing of manufactured goods and materials prior to their distribution to other facilities and retail outlets will be permitted within this category. Ancillary office and maintenance space will be permitted, along with the outdoor storage of trucks, trailers, and shipping containers.

Table 2 depicts the land area associated with the proposed Logistics Development, Public Utility, and Open Space Uses within he proposed project. Figure 3 depicts the proposed Land Use Plan.

Table 2. The World Logistics Center Specific Plan Land Use Summary

Land Use	Acreage
Logistics Development	2,665
Public Utility	19
Open Space	
CDFG Open Space	1,086
Other OS Areas	50
Total	**3,820**

Change of Zone

All but 16 acres of the existing Moreno Highlands Specific Plan are included within the boundary of the World Logistics Center Specific Plan. In addition, the World Logistics Center Specific Plan includes 798 acres of other land area, for a total project area of 3,820 acres.

The Change of Zone will establish the World Logistics Center Specific Plan which will replace most of the Moreno Highlands Specific Plan and re-zone several other properties. The new Specific Plan will become the regulatory land use document for the entire project area.

Development Agreement

The project will include a Development Agreement between the property owner, Highland Fairview, (or related entities) and the City of Moreno Valley in order to provide certainty for the future development of the project for those parcels owned by Highland Fairview.

Tentative Parcel Map

A Tentative Parcel Map (for financing purposes only) proposes the subdivision of a portion of the project site into large parcels for purposes of financial transactions or further subdivision of the land prior to development.

Annexation

The project includes the annexation by the City of an 85-acre parcel located on the north side of Alessandro Boulevard at Gilman Springs Road. This parcel is already within the City's Sphere of Influence. The proposed project includes pre-annexation General Plan land use designations and zoning for this parcel, and the EIR will be the environmental documentation used by the Local Agency Formation Commission to complete the annexation process. The County's land use designation currently applicable to this parcel is W-2-2½. The W-2 area allows single-family residential and light agriculture (the suffix indicates minimum parcel size in acres) and the City's current General Plan land use designation for the site is Business Park (BP). This project proposes to incorporate this property into the World Logistics Center Specific Plan.

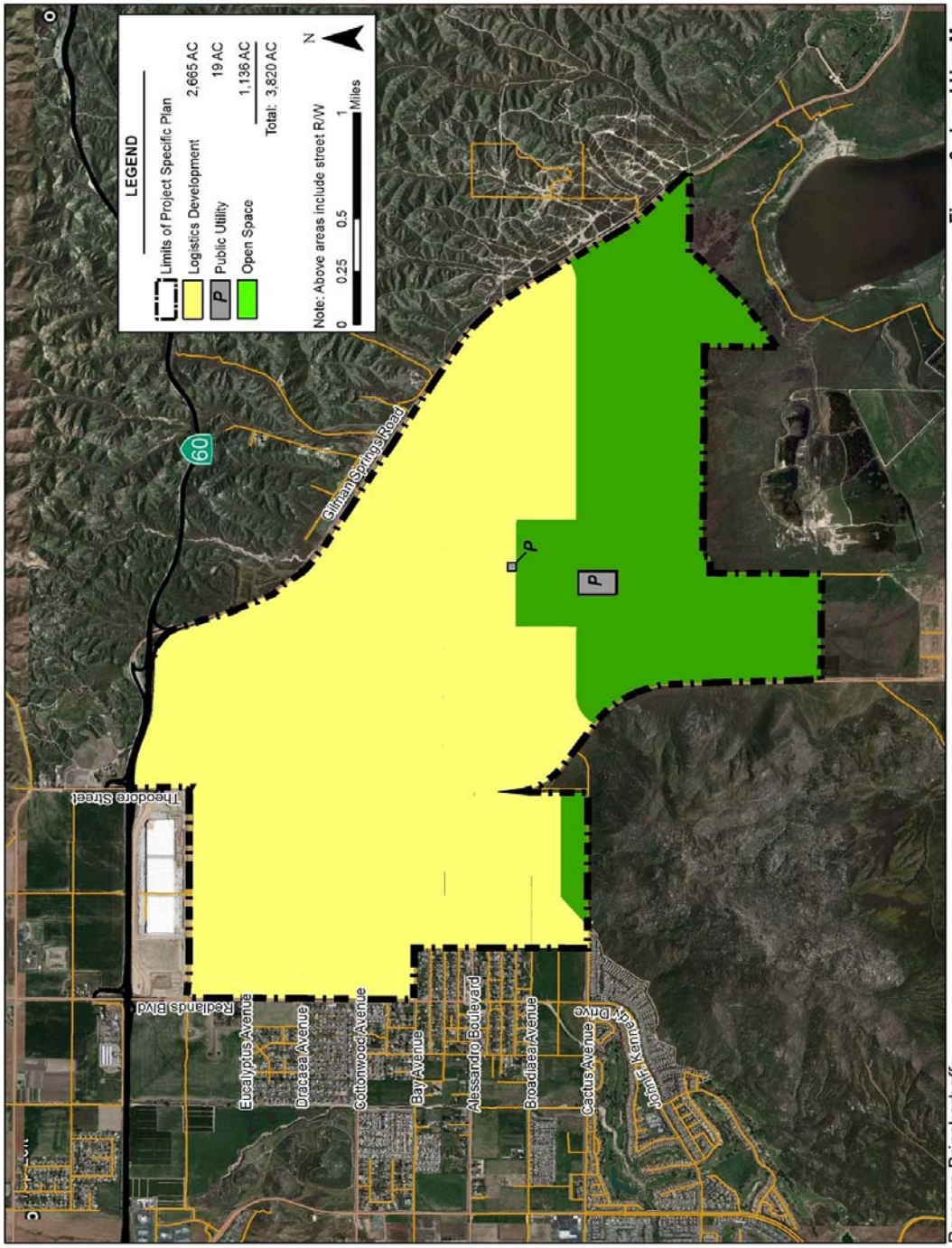


Figure 3 - Land Use Map
World Logistics Center Specific Plan
Moreno Valley, CA