

ORDINANCE NO. 901

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PA12-0011 (DEVELOPMENT AGREEMENT) FOR THE WORLD LOGISTICS CENTER PROJECT WHICH REAL ESTATE HIGHLAND FAIRVIEW HAS LEGAL OR EQUITABLE INTEREST IN, ON APPROXIMATELY 2,263 ACRES, WITHIN THE WORLD LOGISTICS SPECIFIC PLAN AREA (2,610 ACRES), INTENDED TO BE DEVELOPED AS HIGH CUBE LOGISTICS WAREHOUSE AND RELATED ANCILLARY USES GENERALLY EAST OF REDLANDS BOULEVARD, SOUTH OF STATE ROUTE 60, WEST OF GILMAN SPRINGS ROAD AND NORTH OF THE SAN JACINTO WILDLIFE AREA

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1: RECITALS

1.1 Pursuant to the provisions of law, public hearings were held before the City of Moreno Valley Planning Commission on June 11, 25, and 30, 2015 and the City Council on July 15, 2015.

1.2 The matter was fully discussed and the public and other agencies presented testimony and documentation.

1.3 The development agreement is attached hereto and incorporated herein as Exhibit A.

SECTION 2: FINDINGS

2.1 Based upon substantial evidence presented to this City Council during the above-referenced meeting on July 15, 2015, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The development agreement is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The Development Agreement is tied to the development project known as the World Logistic Center Specific Plan located in eastern Moreno Valley, and is covered by the proposed General Plan Amendment that will designate 2,610 acres for primarily logistics development and 1,104 acres for permanent open space and approximately 104 acres within the project area will be used for off-site improvements to serve the World Logistics Center project. Within the total project area, 2,610 acres are included in the proposed World Logistics Center Specific Plan which will contain

approximately 2,420 acres (including Logistics Development and Light Logistics zoned areas) for proposed logistics and or industrial warehouse land uses, 74.3 acres of the Open Space and 115.8 acres designated for roadway rights of way. Within the Specific Plan area, up to 40.4 million square feet of future high-cube logistics uses are proposed in the LD “Logistics Development” designation, as well as 200,000 square feet of warehouse and related uses to be included in the “Light Logistics” designation.

2. **Conformance with Zoning Regulations/Land Use Districts –** The development agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located.

FACT: The Development Agreement is compatible with all applicable zoning regulations and conforms with modifications proposed for land use and zoning within the General Plan Amendments, Change of Zone and Specific Plan for the project known as the World Logistics Center Specific Plan. The proposed Specific Plan, General Plan Amendment and Change of Zone will change existing land uses in the project area to Logistics Development (LD), Light Logistics (LL), and Open Space (OS).

3. **Public Convenience, General Welfare and Good Land Use Practice –** The development agreement is in conformity with public convenience, general welfare and good land use practice.

FACT: The World Logistics Center project and this associated Development Agreement are in conformance with public convenience, general welfare and overall good land use practice. The Development Agreement includes negotiated public benefits more specifically summarized as Exhibit A-3 of the Development Agreement (Exhibit A).

4. **Health, Safety and Welfare –** The development agreement will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: An Environmental Impact report (EIR) has been prepared for the overall project and includes the Development Agreement. The EIR is a program document and subsequent project level environmental analysis will be performed, as required. A Statement of Overriding Considerations has been prepared and adopted by the City Council for the World Logistics Center project to address those impacts identified that cannot be reduced to less than significant levels. Said EIR has been certified. Said EIR includes a

Mitigation Monitoring Program, which will ensure the completion of required mitigation measures for the project.

Provisions have been included in the Development Agreement to ensure development of the requisite fire station, with equipment, in the project area. In addition, provisions have been included in the Development Agreement to provide air filtration equipment above and beyond the mitigation requirements of the project.

- 5. Orderly Development and Preservation of Property Values –**
The development agreement will not adversely affect the orderly development or the preservation of property values for the subject property or any other properties.

FACT: The Development Agreement for the project would not adversely affect development or preservation of property values for the subject project site. The proposed development and specific plan will allow future industrial development in phases and provide orderly development. The proposed land use of Business Park is consistent with a large portion of land included in the current Moreno Highlands Specific Plan, which provided for 361 acres of Business Park land use. The project, consistent with the City's current Economic Development Action Plan will assist with the jobs housing balance in the region, reduce residential zoned property and have the potential to provide for future jobs. Provisions in the Development Agreement have been included to ensure enhanced public benefits in promoting local hiring, training, and workforce development.

The WLC Specific Plan includes design standards such as a circulation system that limits truck traffic access in the Plan area to primarily Theodore Street (from Highway 60) and Gilman Springs Road and away from existing residential neighborhoods to the west of the project site. Additional passenger car access would be allowed from Cactus Avenue with trucks prohibited from that route. All motor vehicle access along Alessandro Boulevard from the west would be prohibited, with allowance for pedestrian and bicycle access only. The Specific Plan also provides special edge treatment areas surrounding the perimeter of the proposed World Logistics Center Specific Plan boundary that provides a 250 foot setbacks or greater between the Specific Plan development area and adjacent areas along Gilman Springs Road, Redlands Boulevard, and the San Jacinto Wildlife Area

SECTION 3: ADOPTION

Based on the foregoing recitals and findings, the City Council of the City of Moreno Valley does hereby adopt and approve the Development Agreement attached hereto as Exhibit A, and does hereby authorize the Mayor to sign the development agreement on behalf of the City.

SECTION 4: EFFECT OF ENACTMENT:

Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

SECTION 5: NOTICE OF ADOPTION:

Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city.

SECTION 6: EFFECTIVE DATE:

This ordinance shall take effect thirty days after the date of its adoption.

APPROVED and ADDOPTED this _____ day of _____, 2015.

Mayor of the City of Moreno Valley

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

ORDINANCE JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. 901 had its first reading on _____, ____ 2015 and had its second reading on _____, _____, and was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of _____, _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)