

**CITY OF MORENO VALLEY  
CITY COUNCIL  
NOTICE OF SPECIAL PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a Special Meeting and Public Hearing will be held by the City Council of the City of Moreno Valley on the following item:

<b>PA12-0010</b>	<b>General Plan Amendment</b>
<b>PA12-0011</b>	<b>Development Agreement</b>
<b>PA12-0012</b>	<b>Change of Zone</b>
<b>PA12-0013</b>	<b>Specific Plan</b>
<b>PA12-0014</b>	<b>Annexation/Pre-Zoning</b>
<b>PA12-0015</b>	<b>Tentative Parcel Map 36457</b>
<b>P12-0016</b>	<b>Environmental Impact Report</b>

Applicant:	Highland Fairview
Owner:	Highland Fairview and various private property owners
Representative:	Highland Fairview
A.P.Nos.:	APN's available at City Hall, see attached map for project location
Location:	East of Redlands Boulevard, south of SR60, west of Gilman Springs Road and north of the San Jacinto Wildlife Area
Proposal:	The proposed World Logistics Center (WLC) project area is approximately 3,818 acres. The project includes a new 2,610 acre Specific Plan area envisioned to accommodate up to 40.6 million square feet of high cube industrial warehouse distribution development and related uses. A General Plan Amendment to Business Park/Light industrial (BP) for warehouse logistics and Open Space (OS) and various related amendments to General Plan Elements for Community Development, Parks, Recreation and Open Space, Circulation, Safety, Conservation and Land Use is also proposed. Approval of the project would result in a full repeal of the current Moreno Highlands Specific Plan No. 212-1, would provide a Change of Zone to Logistics Development (LD), Light Logistics (LL) and Open Space (OS) for areas within the proposed WLC Specific Plan boundary, and would provide a Change of Zone to Open Space (OS) for those project areas outside and southerly of the new WLC Specific Plan boundary. Eighty-five (85) acres of land at the northwest corner of Alessandro Boulevard and Gilman Springs Road is being pre-zoned and intended for a subsequent annexation to the City. The developer has also requested approval of Tentative Parcel Map No. 36457 for financing purposes only with 26 parcels identified, and the developer is seeking approval of a Development Agreement covering the properties controlled by Highland Fairview.
Council District:	3
Case Planner:	Mark Gross

Environmental Determination: An Environmental Impact Report, Statement of Overriding Considerations and Mitigation Monitoring Program have been prepared for this project (SCH#2012021045). A draft document was circulated to the public for review from February 5, 2013 to April 8, 2013. The Final EIR is provided on the City's website at [www.moval.org](http://www.moval.org)

Advisory Body Recommendation: The Planning Commission, on June 30, 2015, considered all of the project applications and recommended approval of each by a vote of 6-1 to the City Council.

Any person interested in the proposed project may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Friday). You may call the City Planning Division at (951) 413-3206 for further information.

Any person may appear and be heard in support or in opposition of the project or the recommended environmental determination at the time of hearing.

The City Council may consider appropriate modifications or alternative to the project or the environmental determination. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council on or before the following meeting date:

<b><u>Date and Time:</u></b>	August 17, 2015 at 5:00 P.M.
<b><u>Location:</u></b>	Conference and Recreation Center 14075 Frederick Street Moreno Valley, California 92553
<b><u>Planner:</u></b>	Mark Gross
<b><u>Telephone:</u></b>	(951) 413-3215

# PROPOSED WORLD LOGISTICS CENTER SPECIFIC PLAN PROJECT

