

RESOLUTION NO. 2015-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PA12-0010 (GENERAL PLAN AMENDMENTS) FOR THE PROPOSED WORLD LOGISTIC CENTER PROJECT TO INCLUDE LAND USE CHANGES FOR PROPERTY WITHIN THE WORLD LOGISTICS CENTER SPECIFIC PLAN AREA TO BUSINESS PARK/LIGHT INDUSTRIAL (BP) AND OPEN SPACE (OS) AND PROPERTIES OUTSIDE OF THE WORLD LOGISTICS CENTER SPECIFIC PLAN TO OPEN SPACE (OS) AND CORRESPONDING GENERAL PLAN ELEMENT GOALS AND OBJECTIVES TEXT AND MAP AMENDMENTS TO THE COMMUNITY DEVELOPMENT, CIRCULATION, PARKS, RECREATION AND OPEN SPACE, SAFETY AND CONSERVATION ELEMENTS

WHEREAS, the applicant, Highland Fairview, has filed an application for the approval of a General Plan Amendment (PA12-0010) to include General Plan Land Use Amendments to Business Park/Light Industrial (BP) and Open Space (OS) land use designations as well as various amendments to Elements of the General Plan, including Community Development, Circulation, Parks, Recreation and Open Space, Safety and Conservation for the 3,818 acre project area, which includes an approximate 2,610 acre portion of land for the proposed World Logistics Center Specific Plan and approximately 1,104 acres of land outside and to the south of the proposed World Logistics Center Specific Plan area; and

WHEREAS, The General Plan Amendment is being processed concurrent with applications for an Environmental Impact Report (EIR) (P12-016), Development Agreement (PA12-0011), Change of Zone (PA12-0012), Specific Plan (PA12-0013), Tentative Parcel Map No. 36457 (PA12-0013), Pre zoning/Annexation (PA12-0014) for 85 acres currently within the jurisdiction of the County of Riverside at the northwest corner of Gilman Springs and Alessandro Boulevard, and a Development Agreement (PA12-0011) All of the discretionary applications are related but approved by separate resolutions and ordinances with separate findings; and

WHEREAS, on June 11, 2015, June 25, 2015 and June 30, 2015, the Planning Commission of the City of Moreno Valley held meetings to consider the project. At said meeting, the Planning Commission recommended approval of the proposed General Plan Amendments to the City Council.

WHEREAS, on July 15, 2015 the City Council of the City of Moreno Valley held a public hearing to consider the proposed General Plan Amendments; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT HEREBY FOUND, DETERMINED AND RESOLVED
by the City Council of the City of Moreno Valley as follows:

- A. This City Council hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. 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 Planning Commission hereby specifically finds as follows:

- 1. **Conformance with General Plan Policies** – The proposed amendments are consistent with the General Plan, and its goals, objectives, policies and programs

FACT: The proposed project will result in a significant shift in land use policy in the project area which involves a significant portion of eastern Moreno Valley; however, aside from the land use policy change the proposed general plan amendments are considerate of the collective goals and objectives of the full General Plan which are intended to set forth a comprehensive long-term strategy for the physical development that would result in a safe, healthful, prosperous and desirable place to live, work and play. The proposed General Plan Amendment will designate 2,610 acres for primarily logistics development and 1,104 acres for permanent open space. Approximately 104 additional acres will be used for off-site utility extensions to serve the proposed World Logistics Center project. The proposed amendment will result in a reduction in residential zoning and is consistent with the updated 2014 General Plan Housing Elements.

- 2. **Health, Safety and Welfare** – The proposed amendments 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, including the proposed Change of Zone, General Plan amendment and Specific Plan. The analysis presented in the EIR indicates that the proposed project will have certain significant unavoidable adverse impacts to Aesthetics, Air Quality Land Use, Noise, and Traffic/Circulation as described in detail within the document. All other environmental effects

evaluated in the EIR are considered to be less than significant, or can be feasibly reduced with mitigation measures to less than significant levels. A Mitigation Monitoring Program, which will ensure the completion of required mitigation measures for the project is included in the EIR.

A Statement of Overriding Considerations has been prepared in consideration of project impacts related to Aesthetics, Air Quality, Land Use, Noise, and Transportation/Traffic that cannot be mitigated to a less than significant level.

Mitigation measures for air quality include measures such as the required inclusion of Tier 4 construction equipment, restriction of trucks that fall below 2010 engine emissions standards from entering project areas and limitation of truck idling to three (3) minutes, all in an effort to reduce air pollutant emissions. Mitigation measures for Noise include the reduction of short-term construction noise levels to include the requirement of a Noise Reduction Compliance Plan, restrictions on grading during nighttime hours, potential sound barriers, as well as measures for long term traffic and operation noise to include building specific noise studies required for individual plot plans, the potential for sound walls and maintenance of buffer areas.

The Specific Plan provides for special edge treatment areas surrounding the perimeter of the proposed World Logistics Center Specific Plan boundary that provides a 250 foot buffer between the Specific Plan development area and adjacent areas such as along Gilman Springs Road and the western edge adjacent to Redlands Boulevard. Buildings, truck courts loading areas, truck circulation areas or truck/trailer storage uses would not be allowed within the buffer areas. In addition, buildings would not be allowed from a 400 foot buffer that is proposed from the San Jacinto Wildlife boundary. Said mitigation measures, including buffering and screening of any industrial development and design of the Specific Plan to include restrictions of truck traffic into existing residential neighborhoods to the west will lessen environmental impacts for any existing or future sensitive receptor properties within the general vicinity of the proposed development and assist to reduce impacts to public health, safety and welfare.

BE IT FURTHER RESOLVED that the City Council **HEREBY APPROVES** Resolution No. 2015-57, **APPROVING** a General Plan Amendment (PA12-0010) to include General Plan Land Use Amendments for Business Park/Light Industrial (BP) and Open Space (OS) land use designations as well as various amendments to

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elements of the General Plan, including Community Development, Circulation, Parks, Recreation and Open Space, Safety and Conservation for the 3,818 acre project area, including an approximate 2,610 acre portion of land covering the World Logistics Center Project Specific Plan and land included outside and to the south of the World Logistics Center Specific Plan, as documented in Exhibits A through M, attached to this resolution, and based on the affirmative recommendation of the Certification and Adoption of the Environmental Impact Report Mitigation Monitoring Program and Statement of Overriding Considerations.

APPROVED AND ADOPTED this _____ day of _____, 2015.

Mayor of the City of Moreno Valley

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

RESOLUTION 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 Resolution No. 2015-57 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____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)