

TITLE

World Logistics Center

Development Agreement Initiative

SUMMARY

On August 25, 2015, the Moreno Valley City Council approved the World Logistics Center project (“WLC Project”) which is described as a master-planned development encompassing up to 40.6 million square feet of building area specifically designed to support large-scale logistics operations. The WLC Project, as approved by the City Council, is planned to be located in the eastern portion of Moreno Valley south of State Highway 60 between Redlands Boulevard and Gilman Springs Road, north of the San Jacinto Wildlife Area.

The City Council’s approval of the WLC Project included, among other WLC Project-related land use and zoning approvals, the adoption of Ordinance No. 901 that approved a Development Agreement, pursuant to the State’s Development Agreement Law, by and between the City of Moreno Valley and HF Properties, Sunnymead Properties, Theodore Properties Partners, 13451 Theodore, LLC and HL Property Partners (collectively HF”).

This initiative proposes to repeal Ordinance No. 901 and the City Council-approved Development Agreement and replace it with an initiative-approved Development Agreement known as the “World Logistics Development Agreement” that replaces “HF” as a named party in the Development Agreement with “The Property Owners as of the Effective Date of this Agreement.” Other than the above, the Development Agreement proposed by this initiative is substantially the same as the City Council-approved Development Agreement, which includes identical provisions relating to both parties’ contractual obligations under the City Council-approved Development Agreement.

This initiative provides that the initiative-approved World Logistics Development Agreement shall become effective only if the World Logistics Center Land Use and Zoning Entitlements Initiative is also approved.

Prepared by:

Steven B. Quintanilla, Interim City Attorney
City of Moreno Valley
Pursuant to Elections Code §9203(a)
September 14, 2015