

USING DEVELOPMENT AGREEMENTS TO BUILD COMMUNITY BENEFIT PROJECTS

Cal Cities Annual Conference
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Panel



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Moderator



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THE BASICS





What are they?

A negotiated contract between an applicant and the approving jurisdiction.

When & why should they be used?

To provide development certainty and implement long-range goals.

Who do they benefit?

When well negotiated, they should benefit:

- The City;
- Residents;
- Businesses; &
- the Applicant.



How has the City of
Moreno Valley benefited?



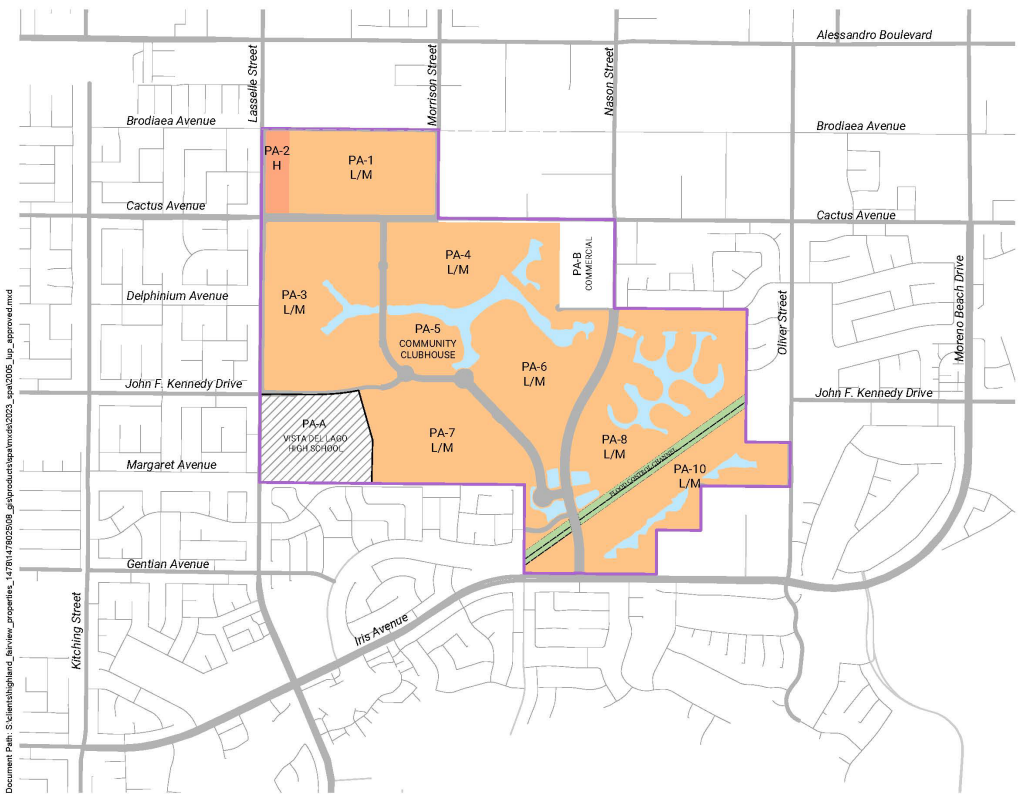
Aquabella

Project

- 15,000 Multiple Family Residential Units
- 25-acre Mixed-Use Town Center
- 300-room Hotel

Community Benefits

- 80 acres of Parks, including:
 - 40-acre Lake
 - 15-acre Lake Promenade
 - 25 acres of Active/Passive Parks
- Senior Center
- Public Safety Facilities



Land Use Plan

Legend:

- Greenspace
- High Density Residential (up to 20 du/ac)
- Low Medium Residential (up to 15 du/ac)
- Open Space
- Streets
- Land Use As Noted
- Specific Plan Boundary

LAND USE SUMMARY TABLE

PLANNING AREA			
RESIDENTIAL LAND USES	ACRES	UNITS	DENSITY
PA-1	61.6	378	6.1
PA-2	11.0	220	20.0
PA-3	103.9	629	6.1
PA-4	80.8	327	4.0
PA-5	22.5	0	0.0
PA-6	76.6	394	4.0
PA-7	80.6	326	4.0
PA-8	112.0	461	4.1
PA-9	6.4	0	0.0
PA-10	67.2	277	4.1
SUBTOTAL	622.5	2,922	
NON-RESIDENTIAL LAND USES (INCLUDED IN PLANNING AREAS - APPROX.)			
LAKES	40.0		
NON-RESIDENTIAL LAND USES (NOT INCLUDED IN PLANNING AREAS - APPROX.)			
PA-A EXISTING HIGH SCHOOL	50.0	0	0.0
PA-B COMMERCIAL	25.0	0	0.0
DRAINAGE CHANNEL	15.9		
CIRCULATION	47.1		
SUBTOTAL	138.0		
TOTAL ACREAGE	760.5		

Includes 205 Planning Area/Project Accommodations, Subject to Conditions and Joint Approval

AQUABELLA
RANCHO BELAGO, CA

2005 Land Use Plan

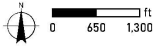


Figure 2-3
February 2024

World Logistics Center

Project

40.6 Million sq. ft. of Industrial Development

Community Benefits

- Provide fully constructed and equipped fire station
- Contractors, suppliers & tenants shall be active participants in MoVal BERC
- Participate in Hire MoVal Incentive Program
- Contribute \$6,993,000 to provide and enhance educational and workforce development training
- Contribute up to \$500,000 towards State Route 60 Landscaping, bridge design, and Signage (between Redlands Blvd. and Gilman Springs Road).
- Fund air filtration systems



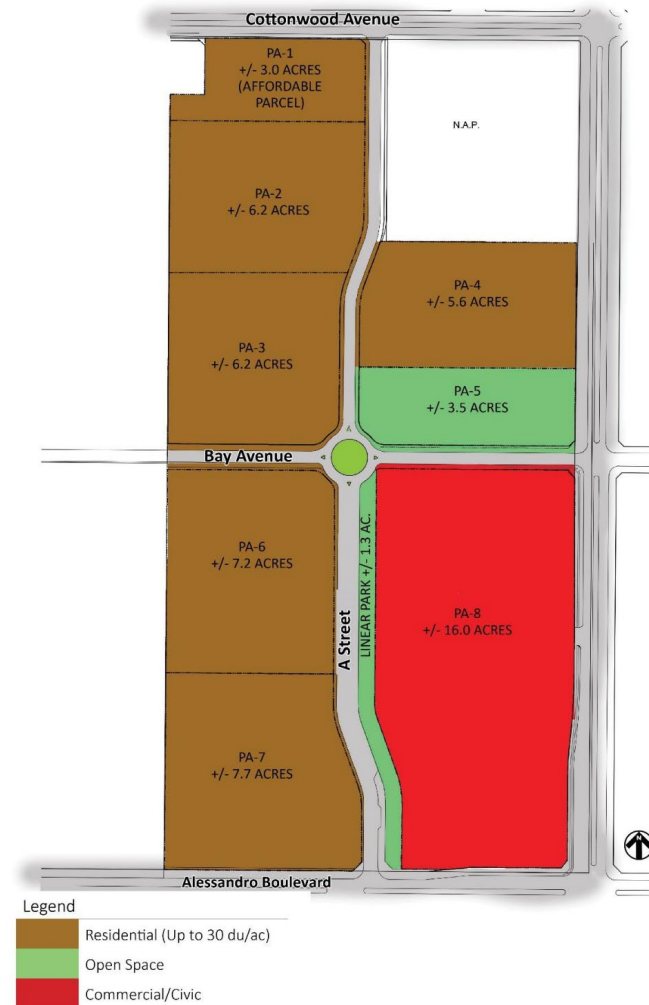
Town Center at Moreno Valley

Project

- Up to 800 homes
- Neighborhood Commercial Center including up to 220,000 sf of non-residential uses (e.g., office, civic, hotel, retail, restaurant, etc.)

Community Benefits

- 40,000 sq. ft. parcel for Innovation Tech Library/Civic Uses to construct future innovation tech library of not more than 30,000 sq. ft. with parking,
- Police Substation
- Public park amenity of up to one (1) acre in size at a cost to Buyer of approximately \$2,000,000.
- Public Art, and
- Public Building Lease



Other Benefits

- Financial Donations to the Moreno Valley Community Foundation (501c3)

PANEL DISCUSSION



What's the first step?

When do you negotiate for Community Benefits?

Should you engage the
City Manager's office?

Is assistance from legal counsel needed?

What is one thing you wish
you had known sooner?

QUESTIONS

