



Chapter 3

Project Description

Consistent with Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, this Draft Environmental Impact Report (EIR) provides a programmatic analysis of the environmental impacts associated with implementation of the goals, policies, actions, and projected buildout of the following three planning documents:

- 2021 General Plan Update (GPU)
- 2021-2029 Housing Element Update
- Climate Action Plan (CAP)

These three separate planning documents are collectively referred to as the MoVal 2040 Project (project).

As described in Section 15168 of the CEQA Guidelines, program-level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria. The project, which is the subject of this EIR, consists of long-term plans that will be implemented as policy documents guiding future development activities and City of Moreno Valley (City) actions.

California Government Code Section 65300 et seq. mandates that all counties and incorporated cities prepare a general plan that establishes policies and standards for future development, housing affordability, and resource protection. State law encourages cities to keep general plans current through periodic updates. The project includes an update to the 2006 General Plan that would guide future land use decisions in Moreno Valley, provide a long-term vision for the city, and provide policies and implementing actions that would allow the City to achieve this vision over the life of the General Plan. The General Plan would be the primary policy document guiding growth and development within the city through the planning horizon year of 2040. Together with the Zoning Ordinance and related sections of the Municipal Code, the 2021 GPU would serve as the basis for planning-related decisions

made by City staff, the Moreno Valley Planning Commission, and the Moreno Valley City Council.

The project includes an update to the currently adopted 2014 Housing Element. The Housing Element is one of the state-mandated elements that must be included in the City's General Plan. State law mandates that the Housing Element include certain items, such as a Housing Needs Assessment; goals, policies, and objectives regarding housing in Moreno Valley; and implementation programs to work toward achieving those goals. As part of the project, the City will prepare a Sixth Cycle Housing Element Update to cover the eight-year planning period from October 2021 through October 2029 and outline a plan for accommodating Moreno Valley's share of the regional housing need, currently determined to be a total of 13,627 newly constructed residential dwelling units. As required by the State of California, the City must zone sufficient land for housing affordable to persons at all income levels.

The project includes preparation of a CAP. The CAP is a community-wide strategy for reducing greenhouse gas (GHG) emissions for the purpose of adapting to the effects of climate change. Preparation of the CAP includes establishing the City's GHG reduction targets, as well as specific strategies and implementing actions to achieve these targets.

This chapter introduces the objectives of the project and includes a description of the existing regional and local project setting, an outline of the projected population and employment growth rates, and development patterns through the planning horizon year. Furthermore, this chapter presents the proposed General Plan land use diagram, key data tables, and a description of policy direction for the 2021 GPU, Housing Element Update, and CAP preparation. This project description provides the basis for the environmental analysis in Chapter 4 and alternatives analysis in Chapter 5.

3.1 Statement of Objectives

The project includes the 2021 GPU, Housing Element Update, and preparation of a CAP. As required under the CEQA Guidelines, this section provides a description of the project's purpose and objectives (California Code of Regulations [CCR] 15124).

3.1.1 Purpose

California Government Code Section 65300 requires each city and county in California to adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which...bears relation to its planning." The Moreno Valley General Plan can be considered the City's development constitution, containing both a statement of the community's vision of its long-term development, as well as the policies to support that vision by guiding the physical growth of the city. The 2021 GPU contains policies to guide decision-making related to land use and community character; economic development; transportation; parks and public services; safety; noise; environmental justice; healthy communities; open space and resource conservation; and housing. The 2021 GPU is a document to be adopted by the City Council that serves the following purposes:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision;
- Establish long-range development policies that will guide City departments, Planning Commission, and City Council decision-making;
- Provide a basis for judging whether specific development proposals and public projects are in harmony with plan policies;
- Plan in a manner that meets future land needs based on the projected population and job growth;
- Allow City departments, other public agencies, and private developers to design projects that will enhance the unique character of the community, preserve environmental resources, and minimize hazards; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the zoning ordinance, subdivision regulations, specific and master plans, and the Capital Improvement Program.

The 2021 GPU would replace the existing 2006 General Plan and all of its elements and establish a planning and policy framework that extends to a horizon year of 2040.

The updated Housing Element would cover the period from October 2021 through October 2029, and outline a plan for accommodating Moreno Valley's share of the Regional Housing Needs Allocation (RHNA), determined to be 13,627 constructed residential dwelling units. As required by the State of California, the City must zone sufficient land for housing affordable to persons of all income levels.

The CAP establishes a community-wide strategy for reducing GHG emissions and adapting to the effects of climate change. The CAP also contains actions that demonstrate the City's commitment to achieving the state's GHG reduction targets through monitoring and reporting processes to ensure that targets are met, and options for reducing GHG emissions beyond the state's requirements.

3.1.2 Objectives

As required under CEQA Section 15124, the following specific objectives have been established for the project:

- Provide a flexible land use framework that can accommodate job growth in a variety of industries over time while enhancing quality of life in the community;
- Build a strong, diverse economy with well-paying jobs in the city for local residents, in order to reduce the need for long commutes and achieving a better balance of jobs-to-housing;
- Ensure a sustainable, measured rate of growth and efficient delivery of public services;

- Create a destination Downtown Center that makes Moreno Valley a destination city with a modern, innovative brand and that establishes Moreno Valley as a model community where people choose to live, work, and play;
- Focus new residential and commercial development in corridors to support more frequent and reliable transit service; promote walking and biking; and reduce vehicle miles travelled;
- Foster development of gateways at key entry points into the community that announce arrival with attractive architecture and inviting uses to build Moreno Valley's sense of place;
- Facilitate development of a range of housing options that provides for the needs of current and future residents, including people of all ages, abilities, and incomes levels;
- Accommodate the City's 2021-2029 RHNA allocation;
- Reduce community-wide GHG emissions consistent with statewide targets;
- Foster vibrant gathering places for locals and visitors to shop, dine, do business, and have fun, providing a range of social interaction opportunities for youth, families, and seniors;
- Enhance neighborhood livability through promoting active lifestyles with indoor and outdoor recreational amenities and prioritizing clean air, water, fresh food, and community health; and
- Encourage mindful stewardship of water, energy, and other environmental resources, and explore technological advancements as a way to enhance current and future needs and a diversity of lifestyles.

3.2 Project's Component Parts

The project consists of the following three separate planning documents.

- The 2021 GPU would incorporate changes to the policy framework and land use designations of the existing 2006 General Plan to guide development and conservation through 2040 and comply with new state laws.
- The Housing Element Update for the 2021-2029 planning period would provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.
- The proposed CAP would establish a community-wide strategy for reducing GHG emissions and adapting to the effects of climate change.

First and foremost, the project responds to community aspirations expressed throughout the MoVal 2040 process. Secondly, the project responds to new legal requirements that have come into force, including requirements for addressing geologic hazards, flooding, wildland and urban fires, and environmental justice. A description of all three of these separate documents is provided below.

3.2.1 General Plan Update

3.2.1.1 Plan Organization

The organizational structure of the existing 2006 General Plan has been modified in the proposed 2021 GPU. Additionally, some elements have been reorganized and the proposed 2021 GPU adds optional elements that reflect local community priorities identified through stakeholder interviews and public outreach not included in the existing 2006 General Plan.

The proposed 2021 GPU addresses the eight state-mandated elements of Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice, supplemented with three optional elements: Economic Development, Community Character, and Healthy Community.

Each element of the proposed 2021 GPU characterizes issues and opportunities, and then presents goals, policies, and actions that would address them. Within this structure, goals describe general desired results that the community seeks to create through the implementation of the proposed 2021 GPU. The policies and actions establish the “who,” “how,” and “when” for carrying out the “what” and “where” of the goals.

The chapters of the proposed 2021 GPU are summarized as follows.

- **Chapter 1: Introduction.** This chapter outlines the purpose and uses of the General Plan; provides a community profile; recaps the General Plan update process; summarizes the Vision and Guiding Principles for Moreno Valley’s future growth and development; and provides an overview of the General Plan organization, relationship to other plans, and requirements for administration.
- **Chapter 2: Land Use and Community Character.** This element satisfies the legal requirements for a General Plan land use element and provides a map showing the distribution and location of land uses. It also includes standards for density and intensity and considers growth impacts on military readiness. This element combines land use, a required topic by state law, and community character, an optional topic that is a clear priority for the community based on outreach to decision makers and its relationship to economic development. This element describes the existing land use pattern and provides an explanation of the General Plan’s approach to citywide growth. The goals and policies in this chapter provide the framework for land use and development in the city. Community character topics addressed include the city’s structure, gateways, corridors, centers (with a special focus on downtown), neighborhoods, design of parks and public spaces, and hillside development. The key goals for the Land Use and Community Character Element include:
 - Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon;
 - Foster vibrant gathering places for Moreno Valley residents and visitors;
 - Build a distinctive sense of place and pride in Moreno Valley; and

- Expand the range of housing types in Moreno Valley and ensure a variety of options to suit the needs of people of all ages and income levels.
- **Chapter 3: Economic Development.** This optional element provides an overview of the population and employment context in Moreno Valley, and outlines goals and policies to support a strong, dynamic economy including:
 - Diversify and grow the local economy;
 - Strengthen and retain existing businesses;
 - Enhance Moreno Valley’s profile and competitive position; and
 - Promote education and workforce development.
- **Chapter 4: Circulation.** This element satisfies the legal requirements for addressing the topic of circulation and provides a circulation diagram identifying major thoroughfares; transportation routes for vehicles, transit, bicycles, and pedestrians; and also military airports. The element also includes policies for “complete streets,” which would provide a balanced, multimodal transportation network serving all users and abilities. The key goals for the Circulation Element include:
 - Strengthen connections to the regional transportation network;
 - Plan, design, construct, and maintain a local transportation network that provides safe and efficient access throughout the city and optimizes travel by all modes;
 - Manage the city’s transportation system to minimize congestion, improve flow, and improve air quality;
 - Provide convenient and safe connections between neighborhoods and destinations within Moreno Valley;
 - Enhance the range of transportation options in Moreno Valley and reduce vehicle miles travelled; and
 - Provide for safe, efficient goods movement by road, air, and rail.
- **Chapter 5: Parks and Public Services.** This element satisfies legal requirements for addressing the topics of open space for outdoor recreation and the location and extent of public utilities, including water, sewer, stormwater, and electricity. This element also provides background information and a policy framework related to police and fire services, schools, community facilities and libraries, and parks and recreation. The key goals for the Parks and Public Services Element include:
 - Provide and maintain a comprehensive system of quality parks, multi-use trails, and recreational facilities to meet the needs of Moreno Valley's current and future population;
 - Locate, design, and program public facilities as contributors to neighborhood quality of life;
 - Provide for responsive police and fire services that ensure a safe and secure environment for people and property; and

- Provide for utilities and infrastructure to deliver safe, reliable services for current and future residents and businesses.
- **Chapter 6: Safety.** This element satisfies the legal requirements for addressing the topic of safety and community protection from wildfires, flooding, seismic events, landslides, dam inundation, and climate change. This element includes background information, policies, and standards for community protection from natural and human-made disasters, including promoting safety and compatibility with the March Air Reserve Base (MARB) adjacent to city limits. The key goals for the Safety Element include:
 - Protect life and property from natural and humanmade hazards;
 - Provide effective response to disasters and emergencies;
 - Build community resilience to climate change; and
 - Minimize airport safety hazards and promote compatibility with MARB operations.
- **Chapter 7: Noise.** This element satisfies the legal requirements for addressing the topic of noise and identifies noise sources, quantifies future noise levels through a contour map, and establishes measures to address noise issues. The key goals for the Noise Element include:
 - Design for a pleasant, healthy sound environment conducive to living and working; and
 - Ensure that noise does not have a substantial, adverse effect on the quality of life in the community.
- **Chapter 8: Environmental Justice.** This element satisfies the legal requirements in planning for Senate Bill (SB) 535-identified “Disadvantaged Communities” including addressing the topics of air quality and pollution exposure; safe and sanitary homes; public facilities and physical activity; healthy food access; and civic engagement and investment prioritization. The key goals for the Environmental Justice Element include:
 - Reduce pollution exposure and improve community health;
 - Promote safe and sanitary housing for Moreno Valley residents of all ages, abilities, and income levels;
 - Expand access to high-quality, fresh, and healthy food; and
 - Encourage the active participation of local residents and businesses in civic life.
- **Chapter 9: Healthy Community.** This optional element is closely linked to the Environmental Justice Element and contains background information and policies aimed to focus engagement to target youth and address linguistic isolation; provide opportunities for social connections; provide an array of health care options; and

promote businesses that support healthy and active lifestyles. The key goals for the Healthy Community Element include:

- Promote the health and well-being for those who live, work, and play in Moreno Valley;
 - Engage community members and community partners in efforts to create a healthier Moreno Valley; and
 - Promote a variety of businesses that help support community health.
- **Chapter 10: Open Space and Resource Conservation.** This element satisfies the legal requirements for addressing the topic of conservation including natural resources (water, air, biological), tribal cultural resources, and open space for environmental and scenic conservation. This element includes background information and policies relating to resource conservation, environmental protection, energy and water conservation, and reuse and recycling. The key goals for the Open Space and Resource Conservation Element include:
 - Preserve, protect, and enhance natural resources, habitats, and watersheds in Moreno Valley and the surrounding area, promoting responsible management practices;
 - Preserve and respect Moreno Valley's unique cultural and scenic resources, recognizing their contribution to local character and sense of place;
 - Minimize air, soil, and water pollution, as well as community exposure to hazardous conditions;
 - Use energy and water wisely and promote reduced consumption; and
 - Optimize the use of available resources by encouraging residents, businesses, and visitors to reuse and recycle.

3.2.1.2 Concept Areas

The 2021 GPU primarily focuses future development and redevelopment within proposed Concept Areas as shown on Figure 3-1. These Concept Areas consist of areas within the city limits where clusters of vacant and underutilized land present significant opportunity for development that can help achieve the objectives of the 2021 GPU, or where prior planning initiatives have identified significant change. Portions of the Planning Area located outside of these proposed Concept Areas would retain the current land use designations established under the existing 2006 General Plan. A description of each of the proposed Concept Areas is provided below.

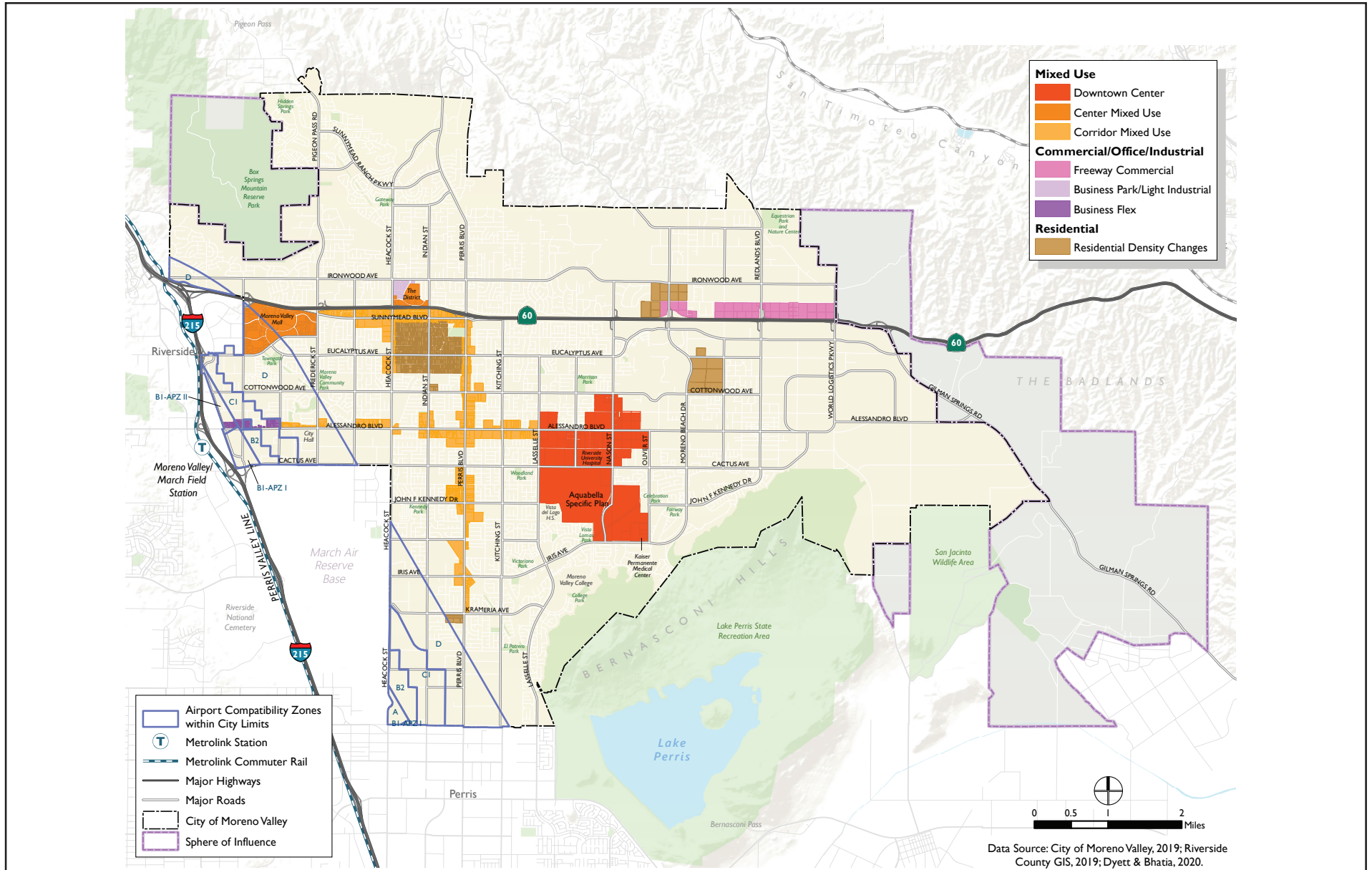


FIGURE 3-1
2021 General Plan Update Concept Areas

a. Downtown Center

The 2021 GPU proposes a Downtown Center Concept Area that would be located in the central portion of the city, bordered by Cottonwood Avenue to the north, Iris Avenue to the south, Lasselle Street to the west, and Oliver Street to the east. The Downtown Center area would consist of approximately 1,200 acres, and is currently approximately 80 percent vacant.

The southern portion of the Downtown Center includes the Aquabella Specific Plan area. Aquabella is a gated active-adult community approved for 2,900 dwelling units on 685 acres between Brodiaea Avenue and Iris Avenue. Adopted in 2005, and as of yet not constructed, the Aquabella Specific Plan area may experience modification as the Downtown Center evolves.

The Downtown Center would also encompass the two major medical centers in the city (Riverside University Health System and Kaiser Permanente Moreno Valley). The recently completed/planned expansions of both major medical centers would be an important component of the Downtown Center's goal to grow into a "live, work, and play" destination. The medical corridor that these two major medical centers anchor would likely attract other related medical, health and wellness amenities and businesses to locate within the City and bring more jobs and people to the Downtown Center to support public and private improvements/investments.

An existing mobile home park is located adjacent to the Riverside University Health System Medical Center at the southwestern corner of the intersection of Nason Street and Alessandro Boulevard. This mobile home park may experience modification as the Downtown Center evolves. Nason Street (north-south) and Alessandro Boulevard (east-west) are two of the city's primary thoroughfares and form an important axis for getting to, from, and around the Downtown Center. The Moreno Valley Town Center Project is located at the northwestern corner of the intersection of Nason Street and Alessandro Boulevard. This public-private partnership project would be incorporated into the Downtown Center area and would likely serve as one of the early catalysts for the Downtown Center's development into a primary hub and focal point of the community with easy access from all parts of the city.

The Downtown Center is envisioned to be a regional draw with activity day through night and an architectural design and atmosphere to rival anything in the surrounding region and to distinguish the downtown apart from other areas of the city. Highlighted design features and aspirations envisioned for the Downtown Center include inviting gateways/monuments; grand boulevards with a distinctive, inviting character that announce arrival in Downtown Moreno Valley; planted medians, tall trees, and branded signage and street lighting; courtyards and plazas; pedestrian paths and multiuse trails; and a destination "Central Park."

The Downtown Center is envisioned to provide a vibrant mix of business, entertainment, residential, cultural, and civic uses that integrate existing uses (e.g., Riverside University Health System and Kaiser Permanente Moreno Valley medical centers; Moreno Valley College; Vista del Lago High School) and layers compatible new land uses and public

amenities together at different scales and intensities to foster an exciting blend of places to live, work, and play.

The Downtown Center is a bold idea that advances the vision for a dynamic local economy and vibrant gathering places, and there is strong community support for this concept. Community feedback regarding the Downtown Center has expressed desire for a “Central Park” recreation opportunity as well as performing arts, sports, civic, and entertainment facilities—all within a pedestrian/bike-friendly atmosphere where it is convenient and safe to explore and enjoy the area without a car.

b. Community Centers

The 2021 GPU proposes two Community Center Concept Areas in the western portion of the city at the existing Moreno Valley Mall and The District shopping centers. The Moreno Valley Mall is generally bounded by SR-60 to the north, Towngate Boulevard to the south, Frederick Street to the east, and Day Street to the west. The Moreno Valley Mall was opened in 1992 and since that time, small and large tenants of the mall have left. With the prominence and popularity of e-commerce, the future viability of the mall is noted to be a challenge by many community members, but also as an opportunity for creative redevelopment with a mix of uses, including housing, that can be attractive to locals and visitors.

The District shopping center is generally bounded by Ironwood Avenue to the north, Hemlock Avenue and SR-60 to the south, Indian Street to the east, and Heacock Street to the west. The District, formerly known as Festival at Moreno Valley, is a shopping center that has experienced turnover of small and large tenants in recent years. The District is surrounded by existing single-family homes to the east and undeveloped lands to the north and west.

Both Community Centers would be developed as community-oriented mixed use centers that would complement the Downtown Center. The Community Centers concept would broaden the range of uses allowed on these two existing commercial properties at prominent locations visible from freeways (SR-60 and I-215), would foster distinctive gateways into the city, and generate an enhanced sense of place. The 2021 GPU includes the Community Centers concept to help provide a wider range of housing choices affordable to all ages and income levels; create inviting gateways at highly visible locations; attract local residents and freeway travelers; and strengthen identifiable landmarks of the community.

c. Community Corridors

The 2021 GPU proposes Community Corridors Concept Areas along existing major transit corridors of Sunnymead Boulevard, Alessandro Boulevard, Perris Boulevard, and Heacock Street. These proposed Community Corridors currently consist of clusters of vacant and underutilized land that would be available for development in the near-term. The Community Corridors Concept Areas would promote a mix of residential, commercial, and professional office uses for everyday needs, particularly suited to smaller business owners/entrepreneurs. The Community Corridors would also provide for a range of housing types that would include more affordable housing options located along existing major transit corridors that would support more frequent, reliable service. The Community Corridors

Concept Areas would also focus on retail/commercial uses in nodes at high visibility intersections where businesses would have the greatest chance of success.

d. Highway Office/Commercial

The 2021 GPU proposed a Highway Office/Commercial Concept Area in the northeastern portion of the city, north of SR-60, south of Ironwood Avenue, west of World Logistics Parkway, and east of Moreno Beach Drive. The Highway Office/Commercial Concept Area envisions the creation of an inviting gateway of retail, commercial, office, and other uses (e.g., employment campus; educational campus) at a highly visible, accessible location in Moreno Valley. There is opportunity with this Concept Area to attract visitors to the city's easterly gateway to help make Moreno Valley a destination city. To implement the Highway Office/Commercial Concept Area, the 2021 GPU would include design standards to blend new development with the existing rural heritage and ensure compatibility with surrounding residential uses.

e. Business Flex

The 2021 GPU proposed a Business Flex Concept Area in the western portion of the city, south of SR-60, generally along Alessandro Boulevard, and adjacent to MARB. Due to this area's proximity to MARB, airport land use regulations prohibit dense housing, schools, hospitals, and other gathering places. The Business Flex concept allows a range of light industrial and commercial businesses for consistency with airport regulations and responds to market demand for increased production, distribution, and repair activity spaces in urban areas. The Business Flex concept would create an inviting gateway at the western entry to the city. To implement the Business Flex concept, the 2021 GPU would provide for business activities involving production, distribution, or repair with supporting office and commercial space. Permitted uses would be consistent with applicable airport land use regulations and development standards (e.g., performance-based zoning) would integrate flex commercial uses with surrounding neighborhoods to ensure adequate buffering and compatibility.

f. Residential Density Changes

As part of the 2021 GPU, the City is updating the Housing Element for an eight-year planning period spanning October 2021 through October 2029. The 2021 GPU includes targeted residential density changes to provide for higher density housing to support the meeting of state obligations under RHNA. Moreno Valley's RHNA allocation for the Sixth Cycle Housing Element Update is a total of 13,627 units of total new construction.

3.2.1.3 Proposed Land Use Designations

The 2021 GPU includes a consolidated set of land use designations to guide development in the Planning Area through 2040. This would include introduction of five new designations intended to focus growth within the Concept Areas described above in a manner that would support the Vision and Guiding Principles developed by the community. Other land use designations will be carried forward from the existing 2006 General Plan to the 2021 GPU.

Figure 3-2 presents the proposed land use map and Table 3-1 provides a summary of land uses proposed under the 2021 GPU.

| Table 3-1 2021 GPU Land Use Summary | | | | | | |
|--|-----------------------|--------------|---------------------|--------------|---------------------|--------------|
| Proposed Land Use Category | City of Moreno Valley | | Sphere of Influence | | Total Planning Area | |
| | Acres | Percent | Acres | Percent | Acres | Percent |
| Residential | 15,303 | 46.4% | 4,812 | 48.5% | 20,115 | 46.9% |
| R1 Residential | 963 | 2.9% | 25 | 0.2% | 988 | 2.3% |
| R2 Residential | 2,184 | 6.6% | - | - | 2,184 | 5.1% |
| Rural Residential | 57 | 0.2% | 3,936 | 39.7% | 3,993 | 9.3% |
| R3 Residential | 1,055 | 3.2% | - | - | 1,055 | 2.5% |
| R5 Residential | 6,284 | 19.0% | - | - | 6,284 | 14.6% |
| R10 Residential | 2,525 | 7.7% | - | - | 2,525 | 5.9% |
| R15 Residential | 311 | 0.9% | - | - | 311 | 0.7% |
| R20 Residential | 705 | 2.1% | - | - | 705 | 1.6% |
| R30 Residential | 35 | 0.1% | - | - | 35 | 0.1% |
| Hillside Residential | 1,183 | 3.6% | 852 | 8.6% | 2,034 | 4.7% |
| Mixed Use | 2,372 | 7.2% | - | - | 2,372 | 5.5% |
| Downtown Center | 1,255 | 3.8% | - | - | 1,255 | 2.9% |
| Center Mixed Use | 315 | 1.0% | - | - | 315 | 0.7% |
| Corridor Mixed Use | 803 | 2.4% | - | - | 803 | 1.9% |
| Commercial/Office/Industrial | 5,772 | 17.5% | 581 | 5.9% | 6,353 | 14.8% |
| Commercial | 625 | 1.9% | 581 | 5.9% | 1,206 | 2.8% |
| Residential/Office | 193 | 0.6% | - | - | 193 | 0.4% |
| Highway Office/Commercial | 264 | 0.8% | - | - | 264 | 0.6% |
| Office | 63 | 0.2% | - | - | 63 | 0.1% |
| Business Park/Light Industrial | 4,585 | 13.9% | - | - | 4,585 | 10.7% |
| Business Flex | 41 | 0.1% | - | - | 41 | 0.1% |
| Public/Quasi-Public | 5,256 | 15.9% | 4,337 | 43.7% | 9,593 | 22.4% |
| Public | 968 | 2.9% | - | - | 968 | 2.3% |
| Parks/Open Space | 4,209 | 12.8% | 1,647 | 16.6% | 5,856 | 13.6% |
| Floodplain | 80 | 0.2% | 2,690 | 27.1% | 2,770 | 6.5% |
| Transportation/Roads/Right-of-Way | 4,294 | 13.0% | 190 | 1.9% | 4,484 | 10.4% |
| Total | 32,997 | 100% | 9,920 | 100% | 42,917 | 100% |

SOURCE: Dyett & Bhatia 2020a.

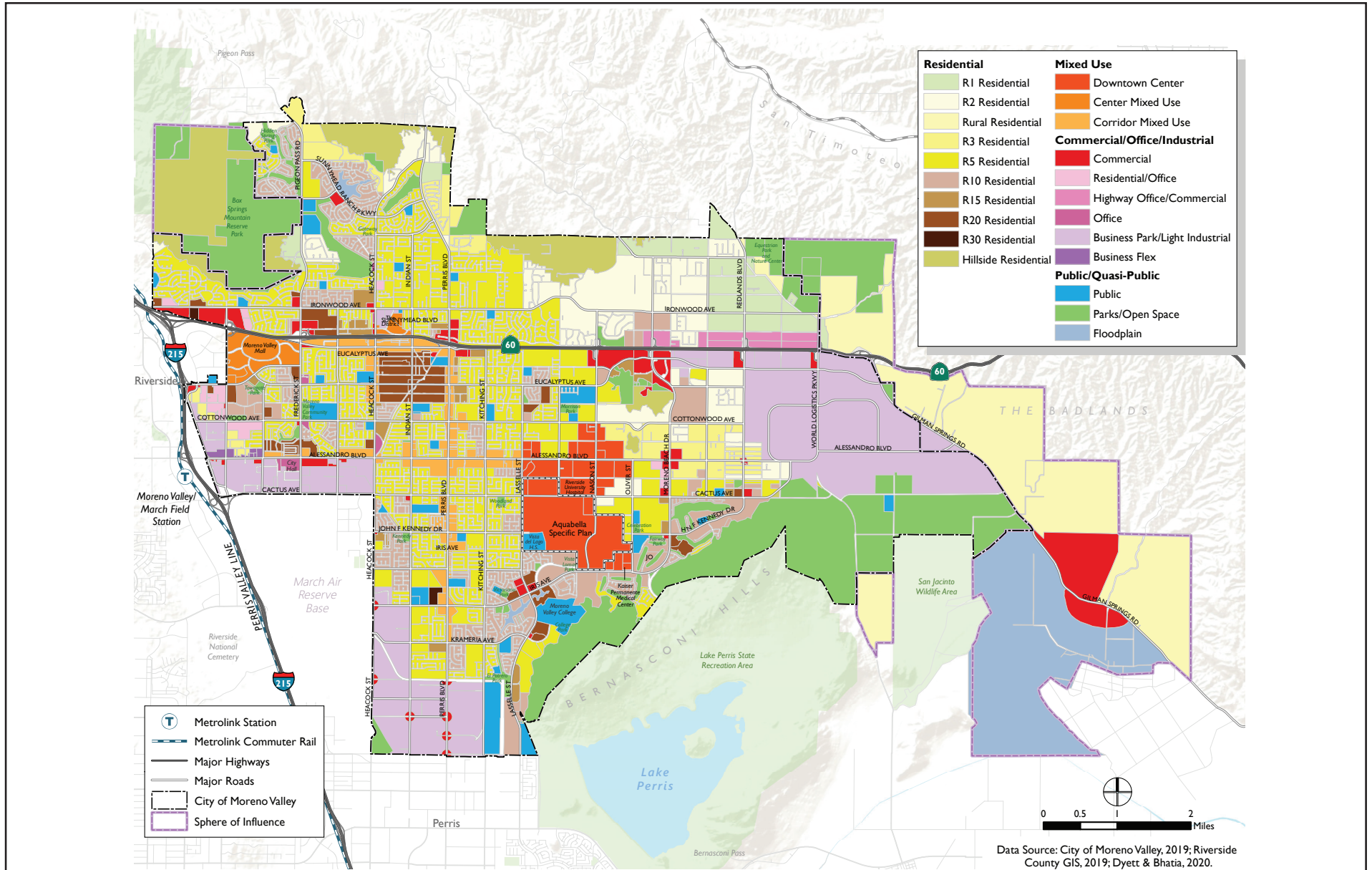


FIGURE 3-2

2021 General Plan Update Proposed Land Use Map

a. Downtown Center – *New Designation*

This designation would provide for development of a vibrant new Downtown Center at the heart of the city to serve as a focal point of the community and destination for people from around the region. It would allow for a vibrant mix of business, entertainment, residential, cultural, and civic uses to activate the Downtown Center throughout the day and into the evening. It integrates existing uses and layers compatible new land uses and public amenities together at various scales and intensities to foster a mix of uses that encourages people to live, work, play, and shop within the Downtown Center. To implement the Downtown Center, the 2021 GPU would describe the range of uses and activities envisioned and create a concept diagram that depicts the arrangement of uses in the wider area and circulation that connects them. The 2021 GPU provide an illustrative development program and phasing to guide environmental review and include policies that call for the creation of an Area Plan and flexible zoning tools to guide subsequent development. This designation would include policy that would allow for reconfiguration or redesign, so long as the overall development program is not exceeded, providing flexibility to accommodate market demand.

b. Center Mixed Use (CEMU) – *New Designation*

This designation would provide for the redevelopment of existing commercial centers and adjacent properties with a range of commercial and residential uses to complement existing development at prominent entry points into the community. The centers are envisioned as integrated, pedestrian-oriented places with a mix of uses including retail, dining, entertainment, offices, lodging, recreational and cultural facilities that cater to both motorists passing through and residents of surrounding neighborhoods. The Centers may also incorporate higher-density housing on-site to support the vitality of commercial uses and activate the area. The maximum permitted floor area ratio (FAR) in the CEMU designation is 1.25, with a residential density range of 20 to 35 dwelling units per acre. On smaller parcels, additional FAR may be permitted to achieve the desired vision for the area.

c. Corridor Mixed Use (COMU) – *New Designation*

This designation would provide for a mix of housing with supporting retail and services that would cater to the daily needs of local residents. Permitted uses would include housing, retail, restaurants, personal services, public uses, and professional business offices. Retail uses should be concentrated at intersections and are limited to no more than 25 percent of the maximum permitted FAR, excluding parking. A mix of uses is not required on every site but is desired on sites at intersections to foster nodes of commercial mixed-use development along the corridor. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). The allowable residential density is 15-25 dwelling units per acre, with densities on the lower end of that range where proposed development abuts existing low density residential development. Maximum permitted FAR for commercial uses is 1.0.

d. Highway Office/Commercial – *New Designation*

This designation would provide for a distinctive employment or educational campus at the eastern gateway to the city. Primary permitted uses would include office, educational, and/or research and development facilities organized in a clustered development pattern with intervening areas of landscaped open space. Auxiliary commercial uses, including restaurant, retail, and service uses would also be permitted. The architectural style of development should reinforce the rural character intended for the surrounding area. The maximum permitted FAR in the Highway Office/Commercial designation is 0.4. On smaller parcels, additional FAR may be permitted to achieve the desired vision for the area.

e. Business Flex – *New Designation*

This designation would provide for a range of business activities involving production, distribution, or repair with supporting office and commercial space. Permitted uses would include light manufacturing, research and development, warehousing and distribution, automobile services and repair, and other uses consistent with applicable airport land use compatibility regulations. Corresponding zoning will be performance-based to promote flexibility and minimize non-conformance issues with existing uses. The maximum permitted FAR in the Business Flex designation is 0.5.

f. Commercial – *Carried Forward*

The primary purpose of areas designated Commercial would be to provide property for business purposes, including, but not limited to, retail stores, restaurants, banks, hotels, professional offices, personal services and repair services. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include compatible noncommercial uses. Commercial development intensity should not exceed a FAR of 1.00 and the average floor area ratio should be significantly less.

g. Residential/Office – *Carried Forward*

The primary purpose of areas designated Residential/Office would be to provide areas for the establishment of office-based working environments or residential developments of up to 15 dwelling units per acre. The zoning regulations shall identify the particular uses and type of residential development permitted on each parcel of land. Overall development intensity should not exceed a Floor Area Ratio of 1.00.

h. Office – *Carried Forward*

The primary purpose of areas designated Office would be to provide for office uses, including administrative, professional, legal, medical, and financial offices. The zoning regulations shall identify the particular uses permitted on each parcel of land, which could include limited non-office uses that support and are compatible with office uses. Development intensity should not exceed a FAR of 2.00 and the average intensity should be significantly less.

i. Business Park/Light Industrial – *Carried Forward*

The primary purpose of areas designated Business Park/Light Industrial would be to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a FAR of 1.00 and the average FAR should be significantly less.

j. Public – *Carried Forward*

The primary purpose of areas designated Public/Quasi-Public would be to provide property for civic, cultural and public utility uses, including, but not limited to schools, libraries, fire stations, museums, and government offices. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a FAR of 1.00 and the average FAR should be significantly less.

k. Parks/Open Space – *Carried Forward*

The primary purpose of areas designated Parks/Open Space would be to provide areas that are substantially unimproved, including, but not limited to, areas for outdoor recreation, the preservation of natural resources, the grazing of livestock, and the production of crops. Development intensity should not exceed a FAR of 0.10 and the average FAR should be significantly less.

l. Floodplain – *Carried Forward*

The primary purpose of areas designated Floodplain would be to designate floodplain areas where permanent structures for human occupancy are prohibited to protect the public health and safety. Development intensity should not exceed a FAR of 0.05.

m. Hillside Residential – *Carried Forward*

The primary purpose of areas designated Hillside Residential would be to balance the preservation of hillside areas with the development of view-oriented residential uses.

- a. Within the Hillside Residential category, appropriate residential uses would include large lot residential uses. Lots smaller than one acre may only be permitted as clustered units to minimize grading, and other impacts on the environment, inclusive of the Multi-Species Habitat Conservation Plan.
- b. The maximum residential density within Hillside Residential areas shall be determined by the steepness of slopes within the project. The maximum allowable density shall not exceed one dwelling unit per acre on sloping hillside property and shall decrease with increasing slope gradient.
- c. Future development within Hillside Residential areas shall occur in such a manner as to maximize preservation of natural hillside contours, vegetation, and other

characteristics. Hillside area developments should minimize grading by following the natural contours as much as possible.

- d. Development within Hillside Residential areas shall be evaluated to determine the precise boundaries of the area. If the Community Development Director determines that adequate slope information is not available, applicants requesting to develop within these areas shall complete a slope analysis for the proposed development site. Portions of the development that exceed an average slope of 10 percent shall adhere to the policies within the Hillside Residential category. Portions of the development where the slopes are less than 10 percent on average shall adhere to policies within the adjacent land use category.

n. Rural Residential – *Carried Forward*

The primary purpose of areas designated Rural Residential would be to provide for and protect rural lifestyles, as well as to protect natural resources and hillsides in the rural portions of the City.

- a. The maximum residential density within Rural Residential and areas shall be determined by the steepness of slopes within the individual project area. The maximum allowable density shall be 0.4 dwelling units per acre (an average lot size of 2.5 acres) on flat terrain and shall decrease with increasing slope gradient.
- b. Within the Rural Residential category, appropriate residential uses include large lot residential uses. Lots smaller than 2.5 acres may only be permitted as clustered units to minimize grading and other impacts on the environment, inclusive of the Multi-Species Habitat Conservation Plan.

o. R1 Residential – *Carried Forward*

The primary purpose of areas designated R1 Residential would be to provide for and protect rural lifestyles. The maximum allowable density for projects within the Residential 1 areas shall be 1.0 dwelling unit per acre.

p. R2 Residential – *Carried Forward*

The primary purpose of areas designated R2 Residential would be to provide for suburban lifestyles on residential lots larger than commonly available in suburban subdivisions and to provide a rural atmosphere. The maximum allowable density shall be 2.0 dwelling units per acre.

q. R3 Residential – *Carried Forward*

The primary purpose of areas designated R3 Residential would be to provide a transition between rural and urban density development areas, and to provide for a suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. The maximum allowable density shall be 3.0 dwelling units per acre.

r. R5 Residential – *Carried Forward*

The primary purpose of areas designated R5 Residential would be to provide for single-family detached housing on standard sized suburban lots. The maximum allowable density shall be 5.0 dwelling units per acre.

s. R10 Residential – *Carried Forward*

The primary purpose of areas designated R10 Residential would be to provide for a variety of residential products and to encourage innovation in housing types. Developments within Residential 10 areas are typically expected to provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. The maximum allowable density shall be 10.0 dwelling units per acre.

t. R15 Residential – *Carried Forward*

The primary purpose of areas designated R15 Residential would be to provide a range of multi-family housing types for those not desiring dwellings on individual lots that include amenities such as common open space and recreational facilities. The maximum allowable density shall be 15.0 dwelling units per acre.

u. R20 Residential – *Carried Forward*

The primary purpose of areas designated R20 Residential would be to provide a range of high density multi-family housing types. Developments within R20 Residential areas shall also provide amenities, such as common open spaces and recreational facilities. The maximum density shall be 20 dwelling units per acre.

v. R30 Residential – *Carried Forward (Moreno Valley Municipal Code 9.03.020.L)*

The primary purpose of the R30 Residential district would be to provide a broadened range of housing types in an urban setting than is typically found within other areas of the city. This district is intended as an area for development of multi-family residential dwelling units at a maximum allowable density of 30 dwelling units per net acre in accordance with the provisions outlined herein. (Ord. 797 § 2.2, 2009; Ord. 726 § 4.2, 2006; Ord. 547 § 1.1, 1999; Ord. 468 § 1.3, 1995; Ord. 359, 1992)

3.2.2 Housing Element Update

The Housing Element is a component of the General Plan that assesses the housing needs of all economic segments of the City's residents. Additionally, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years.

State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the Housing Element. The proposed Housing Element Update responds to those requirements and responds to the special characteristics of the City’s housing environment. The Housing Element Update incorporates the most current data and information readily available at the time of writing in 2020. The Housing Element Update has been prepared for the 2021-2029 planning period for jurisdictions in the Southern California Association of Governments (SCAG) region. It is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community.

3.2.2.1 Regional Housing Needs Assessment

Moreno Valley’s RHNA allocation for the 2021-2029 planning period has been determined by SCAG to be 13,627 housing units, including 3,779 units for very low-income households (combined with extremely low-income households), 2,051 units for low-income households, 2,165 units for moderate-income households, and 5,632 units for above moderate-income households. Table 3-2 shows Moreno Valley’s RHNA allocation for the 2021-2029 planning period.

| Income Category (Area Median Income = AMI) | Units |
|---|---------------|
| Extremely Low-Income (0-30% of AMI) | 1,890 |
| Very Low-Income (31-50% of AMI) | 1,889 |
| Low-Income (51-80% of AMI) | 2,051 |
| Moderate-Income (81-120% of AMI) | 2,165 |
| Above Moderate-Income (more than 120% of AMI) | 5,632 |
| Total New Construction Need | 13,627 |
| SOURCE: SCAG 2021. | |

3.2.2.2 Plan Organization

The chapters of the proposed 2021-2029 Housing Element Update are summarized as follows.

- **Chapter 1: Introduction.** This chapter discusses the purpose and contents of the Housing Element, including providing a profile of the community. A summary of the focus areas of key housing goals as well as new state legislation that has come into force since the prior Housing Element are also included. A recap of citizen participation that has informed the preparation of the Housing Element is provided.
- **Chapter 2: Housing Plan.** This chapter includes goals, policies, and programs related to the development of housing suitable to all income demographics in Moreno Valley. The goals and policies contained in the Housing Element address Moreno Valley’s identified housing needs and are implemented through a series of actions and programs. Housing programs define the specific actions the City will take to achieve specific goals and policies.

- **Chapter 3: Quantified Objectives.** This chapter establishes the number of housing units that the City will strive to construct, rehabilitate, and preserve over the planning period.
- **Chapter 4: Housing Needs Assessment.** This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock are also addressed.
- **Chapter 5: Housing Constraints.** This chapter examines constraints to the development of housing suitable to all income groups in Moreno Valley (e.g., market, governmental, environmental, and infrastructure constraints).
- **Chapter 6: Housing Resources.** This chapter summarizes the available land, financial, and administrative resources available for the preservation, improvement, and development of housing in Moreno Valley. The analysis includes an evaluation of the availability of land resources and other important considerations for future housing development; the City's ability to satisfy its share of the region's future housing needs (RHNA), the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.
- **Chapter 7: Progress Report.** This chapter evaluates the goals, policies, and implementation actions/programs that were to be implemented during the previous planning period.

3.2.2.3 Key Goals/Policies

The 2021-2029 Housing Element Update carries forward the key goals/policies established in the prior 2014 Housing Element and is updated with a Housing Plan that reflects the needs of current and future Moreno Valley residents. The seven key goals of the Housing Element Update are listed below.

1. Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.
2. Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single-parent households, the disabled, senior citizens, and shelter for the homeless.
3. Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.
4. Provide increased opportunities for home ownership.
5. Enhance the quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.
6. Encourage energy conservation activities in all neighborhoods.
7. Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.

The 2021-2029 Housing Element reflects the City's commitment to creating a long range and viable Housing Element that looks ahead to the ongoing housing needs of its residents. Moreno Valley is a growing community and has a sufficient amount of land to accommodate new development. The 2021-2029 Housing Element meets Moreno Valley's RHNA allocation with a buffer in all income categories to ensure the City can navigate the no net loss provisions of the state Housing Element law and have continued ability to meet the RHNA by income group throughout the planning period. Furthermore, the 2021-2029 Housing Element includes programs to address new state requirements, including those related to Affirmatively Furthering Fair Housing (AFFH).

3.2.3 Climate Action Plan

The proposed CAP provides a comprehensive plan for addressing GHG emissions within the Planning Area. The proposed CAP was developed concurrently with the 2021 GPU and reflects that document's proposed land use and transportation strategy. The proposed CAP also evaluates how 2021 GPU goals and policies would affect future GHG emissions within the Planning Area.

The proposed CAP is intended to reinforce the City's commitment to reducing GHG emissions and demonstrate how the City would comply with state GHG emission reduction standards. As a Qualified GHG Reduction Strategy, the CAP would also enable streamlined environmental review of future development projects in accordance with CEQA. Specifically, the proposed CAP quantifies existing and projected GHG emissions generated by activities within the city and the region through horizon year 2040, and it includes GHG emissions reduction targets for the year 2040. The proposed CAP also contains actions that demonstrate the City's commitment to achieve state GHG reduction targets through monitoring and reporting processes to ensure that targets are met, and options for reducing GHG emissions beyond state requirements. If the proposed CAP is adopted, projects that demonstrate consistency with the 2021 GPU and CAP would be subject to a streamlined CEQA review process for mitigation of GHG emissions, pursuant to CEQA Guidelines Section 15183.5.

3.2.3.1 Plan Organization

The chapters of the proposed CAP are summarized as follows.

- **Chapter 1: Executive Summary.** This chapter provides a brief summary of the CAP, including an overview of Moreno Valley's demographics and environmental setting, the scope and purpose of the proposed CAP, the planning process, findings from the GHG emissions forecast, and proposed GHG reduction strategies.
- **Chapter 2: Introduction.** This chapter describes the scope and purpose of the proposed CAP, provides an overview of climate change and GHGs, introduces the California GHG reduction legal framework and state and federal standards on GHG emissions, and describes the planning process and how the plan is intended to be used.
- **Chapter 3: Emissions Inventory.** This chapter describes the methodology used to calculate a baseline inventory of GHG emissions and identifies the major sources and

the overall magnitude of GHG emissions in Moreno Valley, pursuant to Sections 15183.5(b)(1)(A) and 15183.5(b)(1)(C) of the State CEQA Guidelines.

- **Chapter 4: Greenhouse Gas Reduction Targets and Forecasts.** This chapter describes the GHG reduction targets provided by state law and models forecasts of future GHG emissions through 2040. The chapter also quantifies GHG reductions from (1) state actions and (2) the 2021 GPU policies and actions, and applies these reductions to the emissions forecast.
- **Chapter 5: Greenhouse Gas Reduction Strategies.** This chapter provides a list of GHG reduction strategies that are required to meet GHG reduction targets and to provide a Qualified GHG Reduction Strategy for Moreno Valley. This chapter quantifies GHG reductions from CAP strategies and applies these reductions to the emissions forecast.
- **Chapter 6: Implementation and Monitoring.** This chapter describes steps to monitor progress and funding sources.

3.2.3.2 Planning Process

The proposed CAP reflects the City’s commitment to the core values presented in the 2021 GPU, and links elements of the plan with the goal of GHG reduction. The CAP was prepared in 2020 and 2021 by City staff and consultants, using public input collected during outreach activities conducted as part of the 2021 GPU process consistent with the requirements of the CEQA Guidelines, the California Air Resources Board (CARB) 2017 Scoping Plan, and state GHG targets established by Executive Order (EO) S-3-05 and Assembly Bill (AB) 32. Drafting of the proposed CAP involved the development of an emissions inventory describing direct GHG emissions from sources within the city, as well as indirect emissions associated with the consumption of energy generated outside of the city, using modeling tools, activity data, and emissions factors. The CAP generated GHG emissions forecasts through 2040 to determine whether buildout of the 2021 GPU would be consistent with state requirements, or if additional action would be required to meet GHG reduction targets.

3.2.3.3 GHG Reduction Targets

The CAP would need to demonstrate compliance with the statewide GHG target for 2030 (40 percent below 1990 levels per EO B-30-15), as well as for the 2021 GPU horizon year of 2040 (derived from 80 percent below 1990 levels by 2050 per EO S-3-05). The CAP would also need to demonstrate consistency with the 2017 CARB Scoping Plan, which provides guidance for local communities to meet AB 32 and EO S-3-05 targets.

Per CARB, local actions—such as general plans and climate action plans—are essential tools for the state to meet its GHG emission reduction goals. According to the 2017 Scoping Plan, local agencies should target total emissions of no more than six metric tons carbon dioxide equivalent (MTCO₂E) per capita per year by 2030 and no more than two MTCO₂E per capita by 2050 to be consistent with the 2017 Scoping Plan and the state’s long-term goals. The GHG emission targets established in the proposed CAP are based on the goals established by EO S-3-15 and SB 32 consistent with the CAP guidelines established in the 2017 Scoping

Plan. The proposed CAP established 2040 as the horizon year for analysis, consistent with the horizon year established in the 2021 GPU. Therefore, the proposed 2040 target of four MTCO₂E per capita per year is determined using a linear trajectory in emissions reduction between 2030 and 2050.

3.2.3.4 Proposed CAP Measures

The CAP projected that 2040 GHG emissions based on buildout of both the existing 2006 General Plan and the 2021 GPU would exceed standards established in CARB's 2017 Scoping Plan. Although buildout of the 2021 GPU would result in fewer GHG emissions compared to buildout of the existing 2006 General Plan, it would still exceed standards established in CARB's 2017 Scoping Plan. Under both buildout scenarios, the majority of GHG emissions are generated by the building (industrial, residential, and commercial) and transportation sectors. Additionally, projected GHG emissions associated with the building sectors would increase significantly in 2040 compared to existing conditions, while emissions associated with transportation would decrease and emissions associated with all other sectors would slightly increase.

Therefore, the proposed CAP developed a Qualified GHG Reduction Strategy that would reduce GHG emissions below the standards established in CARB's 2017 Scoping Plan. These strategies are organized by top contributing sectors in descending order and are quantified to measure GHG reduction potential. These strategies would serve to reduce GHG emissions associated with transportation, industrial, residential, commercial, water, public services and public lighting, and off-road equipment uses. The proposed CAP strategies are described in greater detail in Section 4.8 below.

3.2.4 Buildout Projections

Buildout represents a reasonably foreseeable projection of the total number of residents, housing units, and jobs in the city in 2040 as a result of growth under the project. Buildout estimates should be considered a prediction for growth but not considered a guarantee, as the actual amount of development that would occur through 2040 is based on many factors outside of the City's control, including changes in regional real estate and labor markets and the decisions of individual property owners. Therefore, buildout estimates represent likely outcomes rather than definitive figures. Additionally, the designation of a site for a specific land use in the 2021 GPU does not guarantee that a site would be developed or redeveloped at the assumed density during the planning period, as future development would rely on each property owner's initiative and market forces.

SCAG has developed a set of regional projections for the year 2040 as part of its state-mandated Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Table 3-3 presents SCAG growth projections for population, households, and jobs within Moreno Valley through 2040. These projections provide a good gauge for the level of housing that would be needed to satisfy future RHNA beyond the 2021-2029 Housing Element Update cycle. By planning for housing development consistent with regional projections, the City

positions itself well for future RHNA cycles; planning for less could make it more challenging to satisfy RHNA in the future.

| | Existing (2018) | SCAG Projected (2040) | Increment |
|------------|--------------------|--------------------------|-----------|
| Population | 208,297 | 256,600 | 48,303 |
| Households | 52,008 | 73,000 | 20,992 |
| Employment | 44,331 | 83,200 | 38,869 |

SOURCE: SCAG 2016.

3.2.4.1 Methodology Overview

To develop a reasonably foreseeable projection of housing and job growth for the planning period, a parcel-based analysis was conducted considering development potential and market demand factors. An overview of methodology for these projections is described below.

a. Opportunity Sites/Areas

Using Riverside County Assessor data from 2019, vacant and underutilized parcels were identified as opportunity sites, or places where change (i.e., new development or redevelopment) would be most likely to occur. Underutilized sites were defined as parcels with a low assessed value (AV) ratio, low FAR, or both. AV ratio is the ratio of the value of existing permanent improvements (i.e., buildings and structures) to the value of the land on which they sit. Where this ratio is less than one, a parcel may be considered underutilized. In other words, where the value of the land is worth substantially more than the value of the structures on it, there is an incentive for the owner to redevelop with new uses that command higher rents or sales prices. Another indicator that a site may be a candidate for redevelopment is low intensity of existing commercial development. Building intensity can be measured by calculating FAR, the ratio of building floor area to overall site area. A low FAR means that the square footage of buildings is small compared to the overall size of the site. Properties under City ownership were also taken into consideration. The clusters of vacant and underutilized parcels that were identified in this process were then used to develop the Concept Areas included in the 2021 GPU described in Section 3.2.1.2 above.

b. Pipeline Projects

The City provided a list of pipeline projects, which consists of reasonably foreseeable major development projects under review, recently approved, or currently under construction. Project details for these pipeline projects, including any new housing and non-residential development, were added to the parcel database. Buildout assumes that all pipeline development would occur during the planning period.

c. Development Assumptions

New development is the increment of net new growth that would occur within the Planning Area, accounting for development on vacant sites as well as redevelopment that would demolish and replace existing structures. Opportunity sites were ranked in a tiering system by their existing conditions (i.e., AV ratio, FAR, vacant status, and location) and assigned a development potential, or amount of the parcel that is likely to undergo development during the planning period. This factor was applied to the size of each parcel to determine potential new developable area, as well as the number of existing buildings that would be redeveloped.

3.2.4.2 Buildout Summary

Table 3-4 presents the projected project buildout through the horizon year of 2040. Table 3-4 shows that the project would develop approximately 22,052 new homes and approximately 51,000,000 square feet of non-residential uses, generating approximately 38,915 new jobs in Moreno Valley by 2040. SCAG regional projections are also presented for the purpose of comparison. As SCAG projects households and not residential units, a vacancy factor of 6 percent was applied to the 2040 SCAG household projections to convert to residential units. Similarly, as SCAG projects jobs and not square footage, employment density factors from a SCAG study of typical employment densities (jobs per square foot) were used to convert projected square footages to jobs to allow for comparison (The Natelson Company, Inc. 2001).

| Concept Area | Residential Units | | | Employment | | |
|---|-------------------|---------------------|----------------|------------|------------------|-------------------|
| | Low Density | Medium-High Density | Retail/Service | Office/R&D | Other/Commercial | Light Industrial |
| Downtown Center | 1,320 | 5,524 | 400,000 | 1,450,000 | 1,500,000 | - |
| CEMU (Centers) | - | 1,311 | 1,088 | 136,208 | 172,317 | - |
| COMU (Corridors) | - | 5,524 | 39,809 | 14,794 | 64,413 | - |
| World Logistics Center | - | - | - | 200,000 | - | 40,400,000 |
| Business Flex | - | - | 1,178 | 3,572 | - | 64,288 |
| Highway Office/Commercial | - | - | 15,000 | 77,500 | - | - |
| Outside Concept Areas | 5,913 | 2,460 | 111,614 | 39,666 | 200,121 | 5,471,036 |
| Subtotal | 7,233 | 14,819 | 568,689 | 1,921,740 | 1,936,851 | 45,935,324 |
| TOTAL | Units | 22,052 | | | Sq. Ft. | 50,362,604 |
| | | | | | Jobs | 38,915 |
| SCAG 2040 Net New | | 22,052 | | | | 38,869 |
| NOTE: Low density residential is generally 10 dwelling units per acre or less. Medium-high density residential is generally 11 dwelling units per acre or more. | | | | | | |
| SOURCE: Dyett & Bhatia 2020b. | | | | | | |

Table 3-5 compares the existing residential units and employment square footage in 2018 with 2040 projections. A jobs-to-housing ratio is a metric that indicates the degree to which

residents of a community need to commute outside the city limits for work. In 2040, the projected jobs-to-housing ratio is improved to 1.07, whereas the 2018 ratio is 0.8.

**Table 3-5
Citywide Buildout Summary**

| | Residential Units | | | Employment | | | |
|---------------|-------------------|---------------------|---------------|-----------------------------|------------------|----------------------------|---------------|
| | Low Density | Medium-High Density | Total Units | Commercial/Retail (sq. ft.) | Office (sq. ft.) | Light Industrial (sq. ft.) | Total Jobs |
| 2018 | 45,922 | 9,406 | 55,328 | 6,525,678 | 465,215 | 5,824,148 | 44,331 |
| 2040 | 52,130 | 25,250 | 77,380 | 9,031,218 | 2,386,955 | 51,759,472 | 83,246 |
| Change | 6,208 | 15,844 | 22,052 | 2,505,540 | 1,921,740 | 45,935,324 | 38,915 |

SOURCE: Dyett & Bhatia 2020b.

The results of the buildout summary presented above were then utilized to compare projections for population, housing, and employment under buildout of the project to 2040 SCAG projections. Applying a vacancy rate of 6 percent to the projected 77,380 constructed housing units in 2040, it is estimated that the project buildout would result in 72,737 households. Table 3-6 presents a comparison of the 2040 SCAG projections to the projections for population, housing, and employment to what is projected under buildout of the project. As shown in Table 3-6, the projected project buildout of 72,737 households in 2040 would be less than the 2040 SCAG household projection of 73,000. Similarly, the project's projected population size of 252,179 would be less than the 2040 SCAG projection of 256,600. This difference in population is due to the greater share of multi-family units that would likely result under buildout of the project compared to buildout of the existing 2006 General Plan, as multi-family units typically have a lower household population. The project would slightly increase the number of jobs to 83,246 compared to the SCAG 2040 growth projection of 83,200.

**Table 3-6
Comparison of 2040 SCAG to Project**

| | SGAG Projected (2040) | Project (2040) | Increment |
|------------|-----------------------|----------------|-----------|
| Population | 256,600 | 252,179 | -3,821 |
| Households | 73,000 | 72,737 | -263 |
| Employment | 83,200 | 83,246 | +46 |

3.3 Intended Uses of the EIR

This EIR examines the potential environmental impacts of implementing the project and identifies mitigation measures required to address significant impacts, as necessary. As no specific developments are proposed as part of the project, this EIR is a programmatic EIR and does not evaluate the potential project-specific environmental impacts of individual development proposals that may be allowed under the project subsequent to its adoption. Subsequent projects would be reviewed by the City for consistency with the project and this EIR, and adequate project-level environmental review would be conducted as required under CEQA.

This EIR is a programmatic EIR and does not evaluate the impacts of specific, individual developments that may be allowed under the 2021 GPU. Specific future projects may require separate environmental review to address project-specific impacts, as required by CEQA, to secure the necessary discretionary development permits. Therefore, while subsequent environmental review may be tiered from this EIR,¹ this EIR is not intended to address impacts of individual projects. Subsequent projects would be reviewed by the City for consistency with the proposed General Plan and this EIR. Subsequent project-level environmental review would be conducted as required by CEQA.

3.4 Related Environmental Review and Consultation Requirements

Implementation of the project would require additional regulatory actions to be taken by the City, including amendments to the Zoning Code to ensure consistency. The project would require a recommendation from the Planning Commission and adoption by the City Council, for approval of both the 2021 GPU as well as zoning implementation. The Housing Element will require certification by the state Department of Housing and Community Development. Future, subsequent development under the project may require approval of federal, state, and responsible or trustee agencies that may rely on this programmatic EIR for decisions in their areas of expertise.

3.5 Documents Incorporated by Reference

Consistent with CEQA Guidelines Section 15150,² this Draft EIR incorporates the following documents by reference:

- World Logistics Center Specific Plan (Adopted August 25, 2015)
- World Logistics Center Specific Plan Revised Final EIR, April 2020 (State Clearinghouse No. 2012021045)

Where portions of the documents are relevant to the analysis in this EIR, the incorporated part of the referenced documents is briefly summarized. In compliance with CEQA Guidelines Section 15150, the documents listed are available to the public at the City of Moreno Valley Community Development Department.

¹Section 15385 of the CEQA Guidelines describes “tiering” as “the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs or ultimately site-specific EIRs incorporating by reference the general discussions and concentrating solely on the issues specific to the EIR subsequently prepared.”

²Under CEQA Guidelines Section 15150, an EIR may incorporate by reference all or portions of another document that is a matter of public record or generally available to the public. The incorporated text shall be considered to be set forth in full as part of the EIR.