
Addendum to the MoVal 2040 Revised Program Environmental Impact Report

The Village Specific Plan Update

SCH NO. 2020039022

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Table of Contents

SECTION	PAGE
Acronyms and Abbreviations.....	iii
1 Introduction	1
1.1 MoVal 2040 Revised Program EIR.....	1
1.2 Environmental Procedures	1
1.3 Environmental Documentation.....	2
2 Project Description.....	3
2.1 Project Overview	3
2.1.1 Project Location	3
2.1.2 Project History.....	3
2.1.3 Project Description	4
2.1.4 Project Objectives	5
3 Analysis.....	7
3.1 Aesthetics	7
3.2 Agriculture and Forestry Resources	7
3.3 Air Quality.....	8
3.4 Biological Resources	8
3.5 Cultural and Tribal Cultural Resources	9
3.6 Energy	11
3.7 Geology and Soils	11
3.8 Greenhouse Gas Emissions.....	12
3.9 Hazards and Hazardous Materials	12
3.10 Hydrology and Water Quality.....	13
3.11 Land Use and Planning.....	13
3.12 Mineral Resources	14
3.13 Noise	14
3.14 Population and Housing.....	15
3.15 Public Services and Recreation	15
3.16 Transportation	16
3.17 Utilities and Service Systems.....	16
3.18 Wildfire	16
4 References and Preparers.....	17
4.1 References Cited	17
4.2 List of Preparers	17

FIGURES

1 Project Location 19

2 Project Site 21

3 Important Farmlands 23

TABLE

3.5-1 Senate Bill 18 Tribal Mailing List 10

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
CAP	Climate Action Plan
CEQA	California Environmental Quality Act
City	City of Moreno Valley
du/ac	dwelling units per acre
EIR	Environmental Impact Report
GHG	greenhouse gas
GPU	General Plan Update
VMT	vehicle miles traveled
VR	Village Residential
VSP	Village Specific Plan

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1 Introduction

1.1 MoVal 2040 Revised Program EIR

This document is an addendum to the previously approved MoVal 2040 Revised Program Environmental Impact Report (EIR) (State Clearinghouse No. 2020039022). This addendum, along with the MoVal 2040 Revised Program EIR dated April 2026, serves as the environmental review for the Village Specific Plan (VSP) Update (project), as required pursuant to the provisions of the California Environmental Quality Act (CEQA), California Public Resources Code Sections 21000 et seq., and the CEQA Guidelines (14 CCR 15000 et seq.).

The MoVal 2040 Revised Program EIR was prepared to address the environmental impacts associated with three long-term plans that will be implemented as policy documents guiding future development activities and related City of Moreno Valley (City) actions, including the General Plan Update (GPU), Associated Zoning Text Amendments to Title 9 of the City's Municipal Code (Planning & Zoning) and Zoning Atlas Amendments, and the 2024 Climate Action Plan (CAP). MoVal 2040 included an update to the 2006 General Plan that aims to guide future land use decisions in the City, provide a long-term vision for the City, and provide policies and implementing actions that will allow the City to achieve this vision through 2040, the life of the General Plan. The General Plan is 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 MoVal 2040 GPU serves as the basis for planning-related decisions made by City staff, the Moreno Valley Planning Commission, and the Moreno Valley City Council.

The MoVal 2040 GPU also 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 (City of Moreno Valley 2025a).

1.2 Environmental Procedures

The MoVal 2040 Revised Program EIR was prepared in conformance with CEQA Guidelines Section 15168. Pursuant to Section 21166 of CEQA and Section 15162 of the CEQA Guidelines, if the lead agency determines that one or more of the conditions set forth under Section 15162 are met, a subsequent EIR or negative declaration shall be prepared for the project. Where none of the conditions specified in Section 15162 are present, the lead agency shall not prepare a subsequent or supplemental EIR (14 CCR 15162[a]), but may prepare a negative declaration, an addendum, or no further CEQA documentation. Section 15164 of the CEQA Guidelines states that an addendum to an EIR shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Finally, CEQA Guidelines Section 15168(c)(4) calls for a "written checklist or similar device" to document the agency's analysis.

In accordance with the CEQA Guidelines, the City has determined that an addendum to the MoVal 2040 Revised Program EIR is the appropriate environmental document for the project. This addendum analyzes the changes proposed by the project and any pertinent changes to the circumstances under which the project is undertaken that have occurred since the MoVal 2040 Revised Program EIR was certified. It also analyzes any new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time that the MoVal 2040 Revised Program EIR was certified. It further examines whether, as a result of any changes or any new information, a subsequent or supplemental EIR may be required.

Each environmental topic discussed in this addendum includes an overview of the impacts to the environment evaluated in the MoVal 2040 Revised Program EIR, a comparison between this project's effects on the environment and the effects evaluated in the MoVal 2040 Revised Program EIR, and a determination of whether the project's physical effects on the environment are within the scope of those analyzed in the MoVal 2040 Revised Program EIR. Where the MoVal 2040 Revised Program EIR identified compliance with mitigation measures as avoiding significant environmental effects, the applicability of such mitigation measures to the project and their effect is described.

1.3 Environmental Documentation

This addendum relies on the environmental analysis in the MoVal 2040 Revised Program EIR. This addendum incorporates by reference the MoVal 2040 Revised Program EIR and the technical analyses and documents that relate to the project or provide additional information concerning the environmental setting of the project.

The analysis disclosed in this addendum is based on the knowledge and expertise of the City's Planning staff, as well as the following technical studies and/or planning documents specific to the project:

- Certified Program EIR and all appendices for the MoVal 2040 (SCH No. 2020039022) (City of Moreno Valley 2025a)
- MoVal 2040 General Plan (City of Moreno Valley 2025b)
- City of Moreno Valley Municipal Code

The technical studies/documents are available for review at the City of Moreno Valley Community Development Department, 14177 Frederick Street, P.O. Box 88005, Moreno Valley, California 92552.

2 Project Description

2.1 Project Overview

The City is updating the VSP as part of the implementation of the 2021–2029 Housing Element (adopted July 2021, certified October 11, 2022) (City of Moreno Valley 2021). The project would make the VSP consistent with the recent updates to land use designations implemented by the MoVal 2040 GPU. Specifically, the City redesignated the Village Residential (VR) category from R-15, which allows a density of 15 dwelling units per acre (du/ac), to R-20, permitting up to 20 du/ac. The project would apply this change to all parcels designated as VR in the VSP area. In addition, the project includes revisions to development standards and new implementation incentives to encourage development and unlock additional housing capacity, consistent with the goals of the Housing Element.

2.1.1 Project Location

The area covered by the VSP is made up of two distinct districts: the former Sunnymead Boulevard Specific Plan area and the former Village Overlay District. The Sunnymead Boulevard Specific Plan area is approximately 250 acres along Sunnymead Boulevard from Federick Street on the west to just east of Perris Boulevard. The Village Overlay District area is south of the Sunnymead Boulevard commercial area, from Sunnymead Boulevard to the north to Dracaea Avenue between Heacock Street and Perris Boulevard, consisting of approximately 500 acres. See Figure 1, Project Location.

The project site is the area of the VSP that is proposed for change as part of this VSP Update. The project site consists of all of the parcels that are designated as Village Residential (VR) within the VSP area. There are 714 total parcels that make up the project site, totaling approximately 280 acres. The other parcels that are zoned for other uses are not proposed to be altered by this project; therefore, they are not considered a part of the project site. Please see Figure 2, Project Site.

2.1.2 Project History

The VSP was adopted by the Moreno Valley City Council in 1994 in an effort to direct new development, particularly commercial and residential revitalization, in the Sunnymead Boulevard area. The VSP focuses on the Sunnymead Boulevard commercial district and the historic residential community of Sunnymead and includes unique zoning opportunities, policies, development standards, and strategies to help revitalization take place, as well as an implementation schedule.

The City has received grant funding under the Regional Early Action Planning 2.0 Grants program operated by Southern California Association of Governments. Regional Early Action Planning 2.0 seeks to accelerate state housing and climate goals by supporting infill housing development, reducing vehicle miles traveled (VMT), increasing housing supply and affordability, and furthering fair housing. Consistent with Regional Early Action Planning 2.0 objectives, the City is proposing the project to focus on encouraging development of eligible infill housing locations, removing local constraints, and providing incentives for housing development, particularly for the small- to mid-range multifamily residential typology.

2.1.3 Project Description

The proposed project consists of three main elements: (1) updating the land use categories within the VSP to be consistent with the land use designations denoted by the Land Use Map of the General Plan 2040 and the Zoning Map, (2) updating development standards and parking standards for the new VR-20 land use category, and (3) providing a menu of incentives to encourage compatible infill development within the new VR-20 land use designations. The following paragraphs discuss each element of the proposed project in more detail.

The proposed project focuses only on the parcels within the VSP that were previously designated as Village Residential (VR), which allowed a density of up to 15 du/ac. These parcels were identified during the General Plan 2040 process as parcels that could be upzoned to 20 du/ac (R-20). Therefore, the proposed project would update the VSP to change all parcels designated as VR to the new land use category of VR-20. This would involve an updated figure showing the land use designation and zone.

The project would propose updated development standards and parking standards for the VR-20 land use. The development standards would focus on minimum and maximum lot standards, particularly for multifamily residential development.

A summary of the updated development standards is as follows:

- Maximum lot coverage would be increased from 40% to 60% for multifamily residential
- Minimum front building setback would be reduced from 25 feet to 15 feet, and the minimum rear yard building setback and street side building setback would both be reduced from 20 feet to 15 feet
- Minimum lot dimensions would be updated to add a minimum lot for small-scale multifamily residential (3–4 units) of 7,500 square feet
- The minimum distance between structures (dwelling unit and/or accessory) for multifamily residential would be reduced from 20 feet to 10 feet
- Maximum density would be updated to 20 dwelling units
- Required parking spaces per dwelling unit would be reduced to one space per dwelling unit for both single-family and multifamily residential
- Requirements for covered parking, guest parking, tandem parking, and on-street parking would be updated

The project would provide new and revised incentives to encourage residential development, particularly for the “missing middle,” or types of housing that fall between single-family and mid-rise apartment multifamily buildings, such as duplexes, triplexes, fourplexes, townhouses, and courtyard apartments. Proposed incentives would include lot consolidation incentives to encourage the consolidation of adjacent VR parcels, enabling coordinated site planning, increasing development feasibility on small and mid-sized sites, and facilitating missing middle and small-scale multifamily housing. For eligible properties, the menu of incentives would include the following:

- Density incentive to allow up to a 5% increase over the base allowable density, with a minimum of one additional unit permitted for sites of at least 20,000 square feet
- Setback flexibility, which would allow reduction of side and rear yard setbacks by up to 25%
- Lot coverage adjustment, which would allow maximum lot coverage to be increased by up to 10% for consolidated sites
- Parking reduction incentives, which would allow required parking to be reduced by up to 10%

Other minor changes are proposed to ensure consistency of the VSP with current conditions. These include removing Exhibit C, Redevelopment Project Area Map, from the VSP, and removing mention of the Redevelopment Agency, because this state agency was dissolved in 2012. Implementation of the project would also include adding language to the Background, Community Workshops, The Village Revitalization Strategies, and The Project Area sections of the Village Concept portion of the VSP to provide current context.

2.1.4 Project Objectives

The objectives of the proposed project are identified below:

1. Ensure the Village Specific Plan is consistent with MoVal 2040 General Plan.
2. Implement Program No. 3-D of the City's 6th Cycle Housing Element.
3. Increase residential capacity in the Sunnymead Village area, and unlock future housing development potential in a manner that supports a more equitable and sustainable future for the community.

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3 Analysis

The following environmental issue areas are discussed in the order in which they appear in the MoVal 2040 Revised Program EIR.

3.1 Aesthetics

The MoVal 2040 Revised Program EIR concluded there would be less than significant impacts or no impacts related to aesthetics (City of Moreno Valley 2025a).

The project site is within the boundaries of the MoVal 2040 GPU assessed in the MoVal 2040 Revised Program EIR. The project would update land use categories in the VSP to be consistent with the MoVal 2040 General Plan Land Use Map. The project would not authorize development types, heights, or intensities beyond those already assumed and disclosed at the program level. Future development located on the project site would be required to comply with the development standards for the VR-20 zone. These development standards would ensure that development is consistent with what is allowed in the MoVal 2040 GPU, except where specific changes have been made to the development standards to accommodate the specific needs of the VSP area. These proposed changes that differ from the development standards for R-20 established in the City Municipal Code would reduce setbacks for multifamily residential, provide specific maximum lot coverage for multifamily residential, and provide minimum lot dimensions for small-scale multifamily residential, in order to provide tailored standards for the type of multifamily development that would be likely to occur in the VSP area. These proposed development standards would not change maximum allowable building height or maximum density and therefore would not substantially change the height or massing of future development, two visual conditions that would have a potential effect on aesthetics and visual character.

The proposed incentives included in the project would allow a density incentive for eligible lot consolidation projects, subject to applicable development standards. This density incentive would allow up to a 5% increase over the base allowable density, which would be implemented in a similar manner to and consistent with other density incentives such as the density bonus program for green building and energy efficiency pursuant to City Municipal Code Section 9.03.005, and the State Density Bonus Law pursuant to City Municipal Code Section 9.03.050. The proposed density incentive would not substantially alter the potential density of the project compared to that which was analyzed in the MoVal2040 Revised Program EIR. Compliance with local plans, the City's Municipal Code use regulations, and MoVal 2040 GPU policies would be required. No new significant aesthetic impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.2 Agriculture and Forestry Resources

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts related to important farmland and indirect conversion of potential farmland to non-agricultural use. No feasible mitigation was identified, and impacts were found to be significant and unavoidable. The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts or no impacts related to agricultural zoning and Williamson Act contracts, forest zoning, and forestland (City of Moreno Valley 2025a).

As shown in Figure 3, Important Farmlands, the proposed project does not contain land designated for or used for agriculture or forestry. Therefore, the project would not result in impacts related to agricultural or forestry resources. No new significant agricultural and forestry impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.3 Air Quality

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts related to conflict with the applicable air quality plan, criteria pollutants, and sensitive receptors. No feasible mitigation was identified for impacts related to conflict with the applicable air quality plan, and impacts were found to be significant and unavoidable. Implementation of Mitigation Measures **AQ-1** through **AQ-3** were determined to reduce air pollutant emissions; however, construction and operational impacts related to criteria pollutant emissions would remain significant and unavoidable. Implementation of Mitigation Measures **AQ-4** and **AQ-5** were determined to reduce the construction and operation health risk impacts related to sensitive receptors; however, impacts would remain significant and unavoidable. The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to other emissions (such as those leading to odors) (City of Moreno Valley 2025a).

The proposed project would not increase the scope of development assumed in the MoVal 2040 Revised Program EIR. The project would implement General Plan land use changes already evaluated in the MoVal 2040 Revised Program EIR by applying the VR-20 designation within the VSP area and revising development standards and incentives to facilitate infill housing that is consistent with the City's Housing Element and MoVal 2040 GPU.

Similar to the MoVal 2040 Revised Program EIR, the project is an update to a planning document that does not include or propose any site-specific development. Rather, implementation of the project would result in changes to land use designations, which would allow for additional potential future development/redevelopment to occur, consistent with what was analyzed in the MoVal 2040 Revised Program EIR. The MoVal 2040 Revised Program EIR analyzed a buildout of approximately 22,052 new homes and approximately 38,915 new jobs by 2040. The proposed project represents a portion of the MoVal 2040 GPU buildout, would fall within that Citywide buildout estimate, and would not result in changes to the total buildout. Although no specific development projects are proposed at this time, future development would result in construction and operational emissions. The project would be required to implement Mitigation Measures **AQ-1** through **AQ-5**, consistent with the MoVal 2040 Revised Program EIR. There are no additional feasible mitigation measures that would reduce significant and unavoidable air quality impacts associated with future development located on the project site. No new significant air quality impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no additional mitigation is required.

3.4 Biological Resources

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts related to sensitive species, sensitive riparian habitats, and jurisdictional wetlands and waters. Implementation of Mitigation Measures **BIO-1** and **BIO-2** would reduce impacts on sensitive and special status species; however, at the program level of review, impacts would be significant and unavoidable. Additionally, implementation of Mitigation Measure **BIO-1** would reduce impacts on riparian habitats and wetlands; however, at the program level of review, impacts would be significant and unavoidable. The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to wildlife corridors, potential to conflict with local ordinances, and potential to conflict with applicable habitat conservation plans (City of Moreno Valley 2025a).

Similar to the MoVal 2040 Revised Program EIR, the project is an update to a planning document that does not include or propose any site-specific development. Rather, implementation of the project would result in changes to land use designations, which would allow for additional potential future development/redevelopment to occur due to a higher maximum allowable density, consistent with what was analyzed in the MoVal 2040 Revised Program EIR. As shown in Figure 4.4-6 of the MoVal 2040 Revised Program EIR, the project site consists of developed/disturbed land (City of Moreno Valley 2025a). The project site does not contain riparian habitat, wetlands, or any other sensitive vegetative community. However, as with the MoVal 2040 Revised Program EIR, future site-specific discretionary review would be required for future projects located on the project site. This discretionary review would include a site-specific biological resource analysis and compliance with applicable regulations, plans, and General Plan policies. The project would be required to implement Mitigation Measures **BIO-1** and **BIO-2**, as applicable, which would require a site-specific biology survey for sites with the potential for sensitive biological resources to be present. Additionally, there are no new feasible mitigation measures that would reduce significant and unavoidable impacts on biological resources associated with future development on the project site. No new significant biological resources impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no additional mitigation is required.

3.5 Cultural and Tribal Cultural Resources

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts related to historic resources, archaeological resources, human remains, and tribal cultural resources. Implementation of Mitigation Measure **CUL-1** would reduce impacts on historic resources to a less than significant; however, at the program level of review, impacts would be significant and unavoidable. Implementation of Mitigation Measures **CUL-2** through **CUL-9** would reduce impacts on archaeological resources to less than significant; however, at the program level of review, because it was not possible to ensure that every future project could fully mitigate potentially significant impacts, impacts would be significant and unavoidable. Implementation of Mitigation Measures **CUL-10** and **CUL-11** would reduce impacts on human remains to less than significant; however, at the program level of review, because it was not possible to ensure that every future project could fully mitigate potentially significant impacts, impacts would be significant and unavoidable. Implementation of Mitigation Measures **CUL-1** through **CUL-11** would reduce impacts on tribal cultural resources to less than significant; however, at the program level of review, because it was not possible to ensure that every future project could fully mitigate potentially significant impacts, impacts would be significant and unavoidable (City of Moreno Valley 2025a).

The proposed project would occur within the geographic area and planning context analyzed in the MoVal 2040 Revised Program EIR for cultural resources and does not approve site-specific ground disturbance. Future development located on the project site would be subject to subsequent review prior to issuance of permits and implementation and could be subject to subsequent, project-level CEQA review, in which case future development would be required to implement Mitigation Measures **CUL-1** through **CUL-11**, as applicable, to address cultural and tribal cultural resources.

Because the project is an amendment to a specific plan, the City conducted tribal outreach pursuant to Senate Bill 18 (Government Code Section 65352.3). On March 23, 2026, the City sent letters to the mailing list provided in Table 3.5-1 informing them of the proposed project.

Table 3.5-1. Senate Bill 18 Tribal Mailing List

Agua Caliente Band of Cahuilla Indians
Augustine Band of Cahuilla Indians
Cabazon Band of Cahuilla Indians
Cahuilla Band of Indians
Los Coyotes Band of Cahuilla and Cupeño Indians
Morongo Band of Mission Indians
Pala Band of Mission Indians
Pechanga Band of Indians
Quechan Tribe of the Fort Yuma Reservation
Ramona Band of Cahuilla
Rincon Band of Luiseno Indians
San Manuel Band of Mission Indians
Santa Rosa Band of Cahuilla Indians
Serrano Nation of Mission Indians
Soboba Band of Luiseno Indians
Torres-Martinez Desert Cahuilla Indians

Note: This list was provided by the Native American Heritage Commission.

On April 3, 2026, the Agua Caliente Band of Cahuilla Indians sent a response to the City requesting formal government-to-government consultation under Senate Bill 18. On May 4, 2026, the Agua Caliente Band of Cahuilla Indians sent a letter to the City indicating that since the proposed project does not have the potential to impact cultural resources, the tribe did not have concerns, and the letter concluded consultation efforts.

On April 2, 2026, the City received an email from San Manuel Band of Mission Indians indicating the project is located within Serrano ancestral territory and therefore of interest to the tribe. However, San Manuel Band of Mission Indians identified no conflicts with the proposed zoning and therefore indicated the letter would conclude communication on the project from the tribe.

On April 24, 2026, the City received a letter from Morongo Band of Mission Indians indicating the project is located within the ancestral territory and traditional use area of the Cahuilla and Serano people of the Morongo Band of Mission Indians. As such, the tribe requested to initiate government-to-government consultation under Senate Bill 18. The letter requested currently proposed project design and mass grading maps, a records search conducted at the appropriate California Historical Resources Information System, tribal participation during pedestrian survey and testing, shapefiles of the project's area of effect, and a geotechnical report. The City responded on April 30, 2026, indicating due to the nature of the project as an amendment to an existing specific plan focusing on zoning and land use designation changes, these materials are not available, and the project would not involve ground disturbance. At the time of this addendum, the consultation is ongoing.

As of this writing, the City has not received a response from the Pechanga Band of Indians or the Soboba Band of Luiseno Indians.

As a result, no pertinent changes to the circumstances under which the project is undertaken, nor any new information of substantial importance that was not known and could not have been known since the MoVal 2040 Revised Program EIR was certified, have occurred related to tribal cultural resources.

Similar to the MoVal 2040 Revised Program EIR, it cannot be guaranteed each future project would be able to mitigate potential impacts to below the level of significance. As such, the impact would be consistent with the findings of the MoVal 2040 Revised Program EIR. There are no additional feasible mitigation measures that would reduce significant and unavoidable cultural and tribal cultural resources impacts associated with future development located on the project site. No new significant cultural and tribal cultural resources impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no additional mitigation is required.

3.6 Energy

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to energy (City of Moreno Valley 2025a).

The proposed project would not increase the scope of development assumed in the MoVal 2040 Revised Program EIR. The project would implement land use designation updates consistent with those evaluated in the MoVal 2040 Revised Program EIR by applying the VR-20 designation within the VSP area and revising development standards and incentives to facilitate infill housing that is consistent with the City's Housing Element and MoVal 2040 GPU. Similar to the MoVal 2040 Revised Program EIR, the project is an update to a planning document that does not include or propose any site-specific development. Any future development located on the project site would be subject to subsequent, project-level CEQA review and would be required to implement energy conservation measures required by applicable energy conservation regulations (e.g., California Green Building Standards, Title 24 of the California Code of Regulations), MoVal 2040 General Plan Policies, and the CAP. Compliance with these measures would support the minimization of energy consumption from operations associated with future development. No new significant energy impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.7 Geology and Soils

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts related to paleontological resources. Implementation of Mitigation Measure **PAL-1** would reduce impacts to paleontological resources to less than significant. The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to seismic hazards and unstable geology, ground shaking, liquefaction and landslide, soil erosion, and expansive soils (City of Moreno Valley 2025a).

The proposed project would occur within the planning area analyzed in the MoVal 2040 Revised Program EIR and would not approve site-specific grading or excavation. Any future development located on the project site would be evaluated at the project level, as appropriate, and would implement Mitigation Measure **PAL-1**, as applicable. Additionally, future development would be evaluated during site-specific discretionary reviews for consistency with applicable Safety Element policies and Municipal Code requirements for project-specific geotechnical reports. If a geotechnical report is required pursuant to Municipal Code Section 8.21.050, the report would provide specific recommendations to facilitate a safe and stable development, per industry standards. Future development would also incorporate long-term water quality controls pursuant to storm water standards, including the National Pollutant Discharge Elimination System Municipal Permit requirements. Compliance with these requirements would ensure that future development would not cause substantial adverse effects associated with seismic hazards, unstable geology, or erosion. No new significant geology and soils impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no additional mitigation is required.

3.8 Greenhouse Gas Emissions

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts related to GHG emissions and potential conflict with applicable plans adopted for the purpose of reducing GHG emissions. Implementation of Mitigation Measures **GHG-1** and **GHG-2** would reduce impacts related to GHG emissions and GHG plans to less than significant (City of Moreno Valley 2025a).

The proposed project would not increase the scope of development assumed in the MoVal 2040 Revised Program EIR. The project would ensure the VR-20 land use designation is consistent with the R-20 land use designation implemented as part of MoVal 2040 GPU and would update the development standards that apply to the proposed VR-20 land use designation so that they are appropriate for the current conditions. The project is an update to a planning document and does not approve specific development projects; however, future development located on the project site could result in GHG emissions from construction and operation. These emissions were considered in the MoVal 2040 Revised Program EIR, as part of the Citywide buildout of the MoVal 2040 GPU. Future development located on the project site would be subject to subsequent, project-level CEQA review and would be required to implement Mitigation Measures **GHG-1** and **GHG-2**, as applicable, and comply with all applicable CAP strategies and regulatory requirements. The proposed development standards and lot consolidation incentives would not be anticipated to alter the GHG emissions assumptions because they would not result in a change to the land use and therefore would not result in a change to the buildout of the MoVal 2040 GPU. As such, no new significant GHG impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no additional mitigation is required.

3.9 Hazards and Hazardous Materials

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to hazards and hazardous materials (City of Moreno Valley 2025a).

Similar to the MoVal 2040 Revised Program EIR, the project is an update to a planning document that does not include or propose any site-specific development that would involve the transport, use, or disposal of hazardous materials. Any future development located on the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials management and emergency response. The project site includes only parcels designated for residential uses, so it would not allow industrial or commercial uses that would handle or store certain amounts of hazardous materials, which would be subject to the California Hazardous Materials Management Act or the Riverside County California Accidental Release Prevention (CalARP) Program. If a hazardous materials emergency occurred within the project site, similar to the plan described in the MoVal 2040 General Plan EIR, the first response would be from the Moreno Valley Fire Department and California Department of Forestry and Fire Protection/Riverside County Fire Department Hazardous Materials Emergency Response Team. Additionally, future development would be required to adhere to the policies included in the MoVal 2040 GPU Safety Element, which includes policies that require both prevention and remediation of hazardous materials release.

The project site would be within 0.25 miles of a school; however, as previously stated, the project site contains only parcels designated for residential use and would not allow development of industrial or commercial uses that would be likely to handle or store larger quantities of hazardous or acutely hazardous materials. Regardless, adherence with applicable federal, state, regional, and local plans and regulations, as well as 2021 GPU policies, would ensure that the project would not result in an accidental release of hazardous materials or emissions of hazardous substances near existing or proposed schools.

Similar to the MoVal 2040 Revised Program EIR, in accordance with federal, state, regional, and local requirements, any new development or redevelopment that involves contaminated property would necessitate the clean-up and/or remediation of the property in accordance with applicable requirements and regulations.

A portion of the project site falls within Air Installation Compatibility Use Zone E for the March Air Reserve Base/Inland Port Airport. Future development would comply with the applicable land use restrictions established by the March Air Reserve Base/Inland Port Airport Compatibility Plan for Zone E (Riverside County Airport Land Use Commission 2014). Therefore, consistent with the findings of the MoVal 2040 Revised Program EIR, the project would not result in a safety hazard related to airport compatibility.

The project would not alter any land uses, roadways, or transportation routes, nor would it result in an increase in the density or intensity of uses. Therefore, the project would be consistent with the findings of the MoVal 2040 Revised Program EIR and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The project site is not located within a California Department of Forestry and Fire Protection Very High Fire Hazard Severity Zone. Future development must be consistent with the requirements of California Building Code Chapter 7A, the International Wildland-Urban Interface Code, and the Moreno Valley Municipal Code. Therefore, the project would not result in impacts related to wildland fire.

Therefore, adherence with applicable federal, state, regional, and local plans and regulations, as well as MoVal 2040 GPU policies, would ensure that the project would not result in impacts related to hazards and hazardous materials. No new significant hazards and hazardous materials impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.10 Hydrology and Water Quality

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to hydrology and water quality (City of Moreno Valley 2025a).

The proposed project would occur within the planning area analyzed in the MoVal 2040 Revised Program EIR and would not increase the scope of development assumed in the Citywide buildout analyzed in the MoVal 2040 Revised Program EIR. Similar to the MoVal 2040 Revised Program EIR, future development associated with the project would be required to adhere to all relevant regional and local plans such as the Santa Ana Region of Riverside County Water Quality Management Plan and the Santa Ana River Basin Water Quality Control Plan; Municipal Code regulations such as those found in Chapters 8.10, 8.12, and 8.22; and policies contained in the updated VSP and MoVal 2040 GPU. Future development associated with the project that meets the established requirements would be required to submit water quality management plans to identify best management practices directed at pollution reduction and the maintenance of on-site drainage patterns. The project would not result in any changes to land uses or future development that would result in new significant hydrology and water quality impacts beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.11 Land Use and Planning

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to land use and planning (City of Moreno Valley 2025a).

The proposed project would update the VSP to be consistent with the MoVal 2040 General Plan land use framework evaluated in the MoVal 2040 Revised Program EIR. Because the project implements the planning framework analyzed at the program level and does not authorize site-specific development, it would not result in land use conflicts beyond those already considered in the MoVal 2040 Revised Program EIR. No new significant land use and planning impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.12 Mineral Resources

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts or no impacts related to mineral resources (City of Moreno Valley 2025a).

As shown in Figure 4.12-1 of the MoVal 2040 Revised Program EIR, the project site, like the majority of land analyzed in the MoVal 2040 Revised Program EIR, is designated as Mineral Resource Zone 3, land for which the significance of mineral resources cannot be determined (City of Moreno Valley 2025a). The project consists of parcels that are designated and zoned for residential development. Future development of these parcels would not result in the loss of availability of regionally valuable mineral resources or designated mineral recovery sites. No new significant mineral resources impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.13 Noise

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts from increased ambient noise and vibration. No feasible mitigation was identified for impacts related to an increase in ambient traffic noise, and impacts would remain significant and unavoidable. Implementation of Mitigation Measure **NOS-1** would reduce construction noise exposure; however, impacts would remain significant and unavoidable. Implementation of Mitigation Measure **NOS-2** would reduce construction-related vibration impacts to less than significant. The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to aircraft noise levels (City of Moreno Valley 2025a).

The proposed project would not increase the scope of development assumed in the MoVal 2040 Revised Program EIR. The project would implement General Plan land use changes already evaluated in the MoVal 2040 Revised Program EIR by applying the VR-20 designation (which is consistent with the R-20 designation) within the VSP area and revising development standards and incentives to facilitate infill housing that is consistent with the City's Housing Element and MoVal 2040 GPU.

Similar to the MoVal 2040 Revised Program EIR, the project is an update to a planning document that does not include or propose any site-specific development. Rather, implementation of the project would result in changes to land use designations, which would allow for additional potential future development/redevelopment to occur, consistent to what was analyzed in the MoVal 2040 Revised Program EIR. Although no specific development projects are proposed at this time, future development would result in construction and operational noise impacts. The future development associated with the project would be required to implement Mitigation Measures **NOS-1** and **NOS-2**. Additionally, there are no additional feasible mitigation measures that would reduce significant and unavoidable noise impacts associated with future development located on the project site. No new significant noise impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no additional mitigation is required.

3.14 Population and Housing

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to population and housing (City of Moreno Valley 2025a).

The proposed project would implement an update to the VSP so that it is consistent with the planning assumptions evaluated in the MoVal 2040 Revised Program EIR. The project would increase residential capacity within the Sunnymead Village area, consistent with growth assumptions evaluated in the MoVal 2040 Revised Program EIR. By facilitating new and revised incentives to encourage residential development, the project aims to support housing development potential in a manner that is equitable and sustainable, consistent with the MoVal 2040 GPU. Population growth and housing development located on the project site would remain within the scope of development analyzed in the MoVal 2040 Revised Program EIR. No new significant population and housing impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.15 Public Services and Recreation

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to public services and recreation (City of Moreno Valley 2025a).

The proposed project would implement an update to the VSP so that it is consistent with the land use designations evaluated in the MoVal 2040 Revised Program EIR and the associated allowable density. The project does not approve site-specific development, and public services and recreation impacts associated with future development would occur within the scope of growth evaluated in the MoVal 2040 Revised Program EIR. The project site would be served by the Moreno Valley Unified School District, the Val Verde Unified School District, the Moreno Valley Fire Department, and the Moreno Valley Police Department. Buildout of the project site, which is incorporated into buildout assumptions of the MoVal 2040 Revised Program EIR and would not be changed by the implementation of the project, would result in demand for services and would necessitate construction of additional fire, police, and school facilities. Future development under the project would be required to pay a development impact fee that would be used exclusively for future facility improvements necessary to ensure the contribution of its fair share of the cost of police and fire facilities and equipment. Construction of future schools or police and fire facilities could result in environmental impacts; however, at the time future facilities are proposed, they would require a separate environmental review and compliance with regulations to address potential environmental impacts.

Similar to the MoVal 2040 Revised Program EIR, the buildout of the project would result in additional population that could increase demand on and use of recreational facilities. However, this additional population, and therefore the associated demand, was accounted for in the MoVal 2040 Revised Program EIR, as it analyzed the development of the project site at a density of 20 du/ac.

Because the project would not result in additional demand on public services or recreational facilities, no new significant public services and recreation impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.16 Transportation

The MoVal 2040 Revised Program EIR determined that implementation of the MoVal 2040 GPU would result in potentially significant impacts related to VMT. No feasible mitigation was identified for impacts related to VMT, and impacts would remain significant and unavoidable. The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to the circulation system, hazards due to a design feature, and emergency access (City of Moreno Valley 2025a).

The proposed project would not increase the scope of development assumed in the MoVal 2040 Revised Program EIR. The project would implement General Plan land use changes already evaluated in the MoVal 2040 Revised Program EIR by applying the VR-20 designation within the VSP area and revising development standards and incentives to facilitate infill housing that is consistent with the City's Housing Element and MoVal 2040 GPU. Future development located on the project site would be subject to subsequent, project-level CEQA review and would be required to comply with traffic demand management goals, policies, and actions that would support VMT reductions. Additionally, there are no additional feasible mitigation measures that would reduce significant and unavoidable transportation impacts associated with the project. No new significant transportation impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no additional mitigation is required.

3.17 Utilities and Service Systems

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to utilities and service systems (City of Moreno Valley 2025a).

The proposed project would not authorize new utility infrastructure. Similar to the findings of the MoVal 2040 Revised Program EIR, public utilities demand associated with future development located on the project site would be evaluated at the project level and would be required to comply with applicable service provider requirements and General Plan policies. The proposed project would not increase the scope of development assumed in the MoVal 2040 Revised Program EIR. Because the project would not result in additional demand on utilities and service systems, no new significant utilities and service systems impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

3.18 Wildfire

The MoVal 2040 Revised Program EIR concluded that there would be less than significant impacts related to wildfire (City of Moreno Valley 2025a).

As shown in Figure 4.18-1 of the MoVal 2040 Revised Program EIR, the project site is not within a California Department of Forestry and Fire Protection Fire Hazard Severity Zone (City of Moreno Valley 2025a). The proposed project is an update to the VSP and does not authorize development in high wildfire risk areas beyond what was evaluated in the MoVal 2040 Revised Program EIR. Future development located on the project site would be required to comply with applicable fire safety standards and regulations. No new significant wildfire impacts would occur beyond those identified in the MoVal 2040 Revised Program EIR; no mitigation is required.

4 References and Preparers

4.1 References Cited

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4.2 List of Preparers

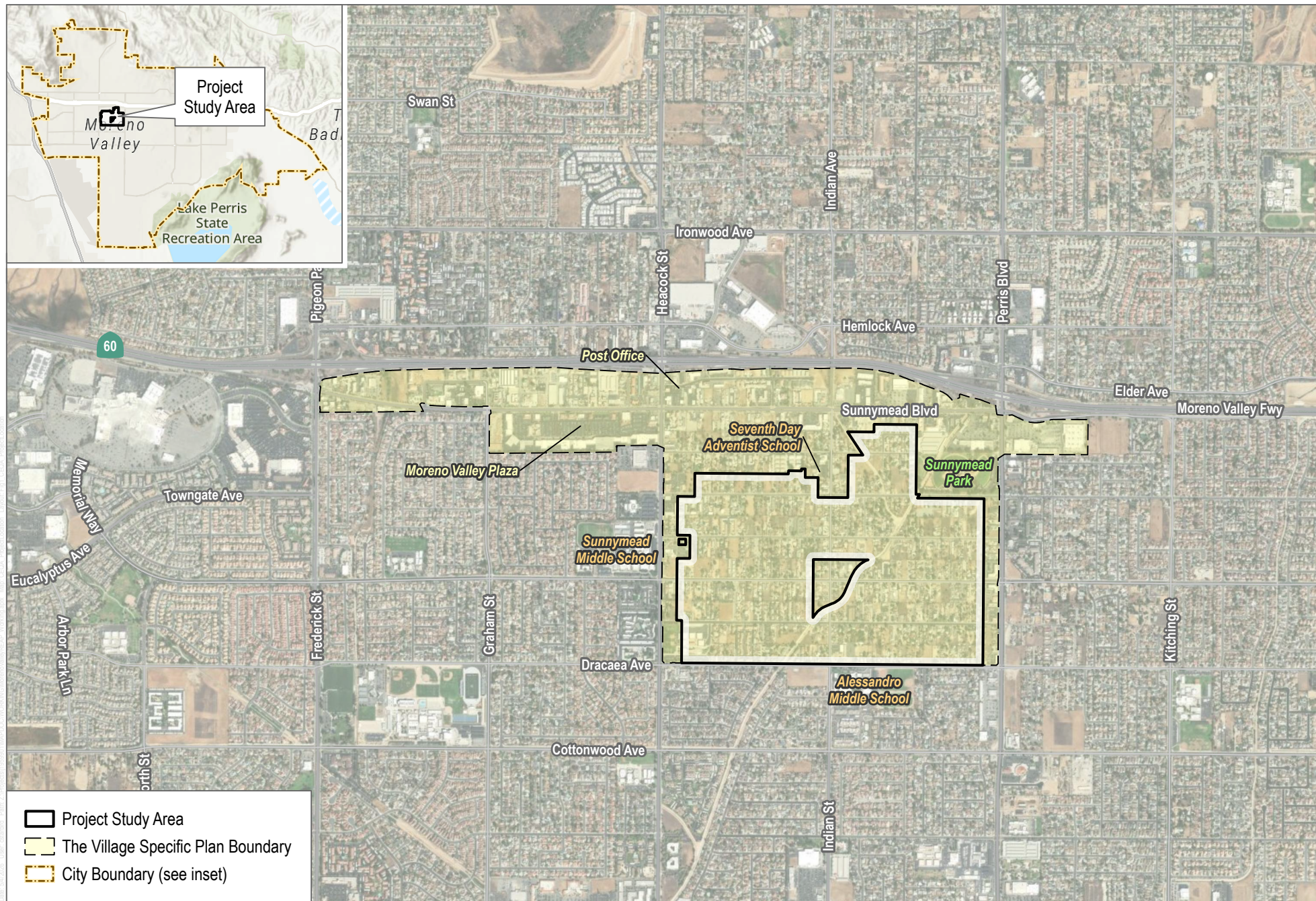
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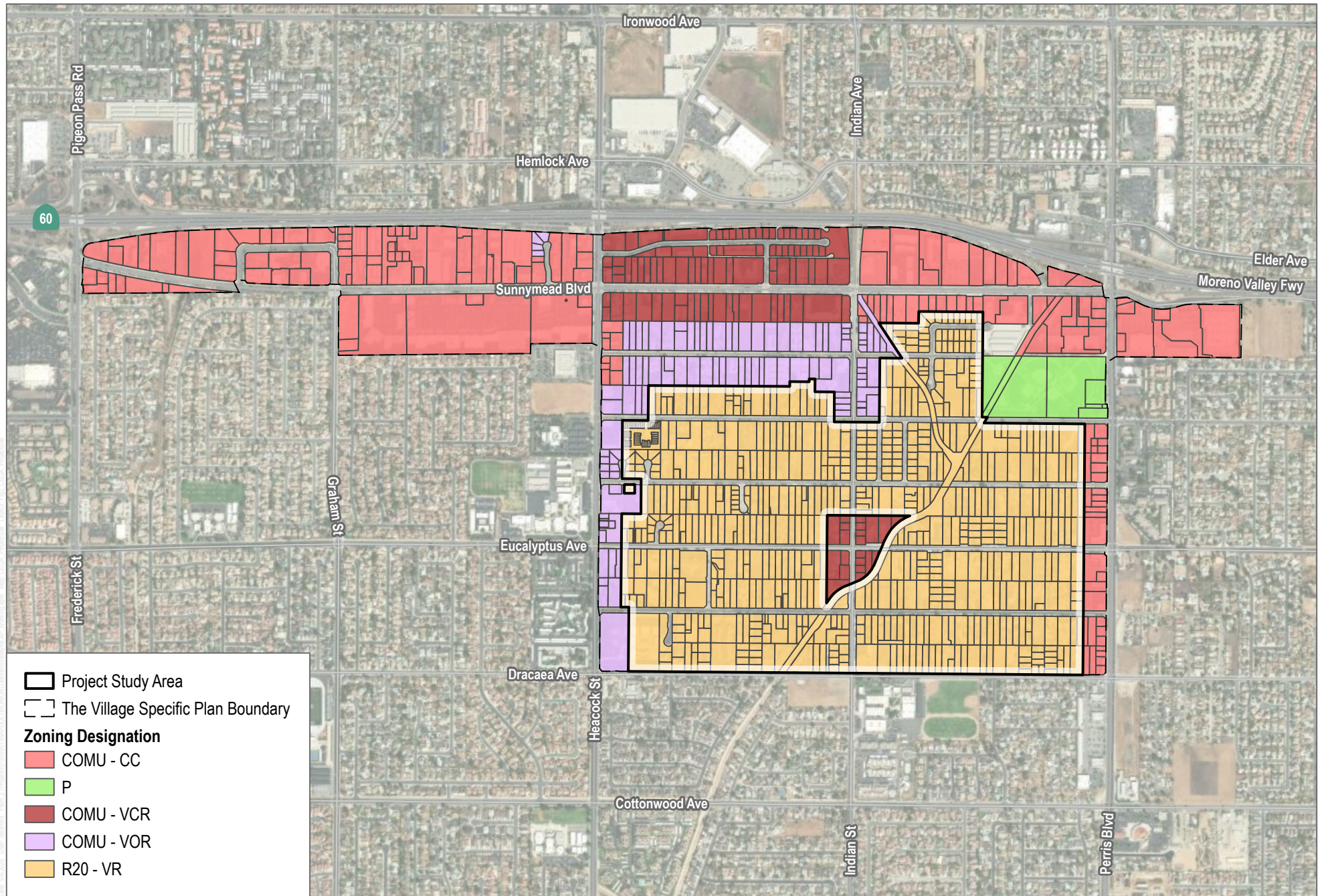


SOURCE: County of Riverside (imagery), Open Street Map

FIGURE 1

Project Location

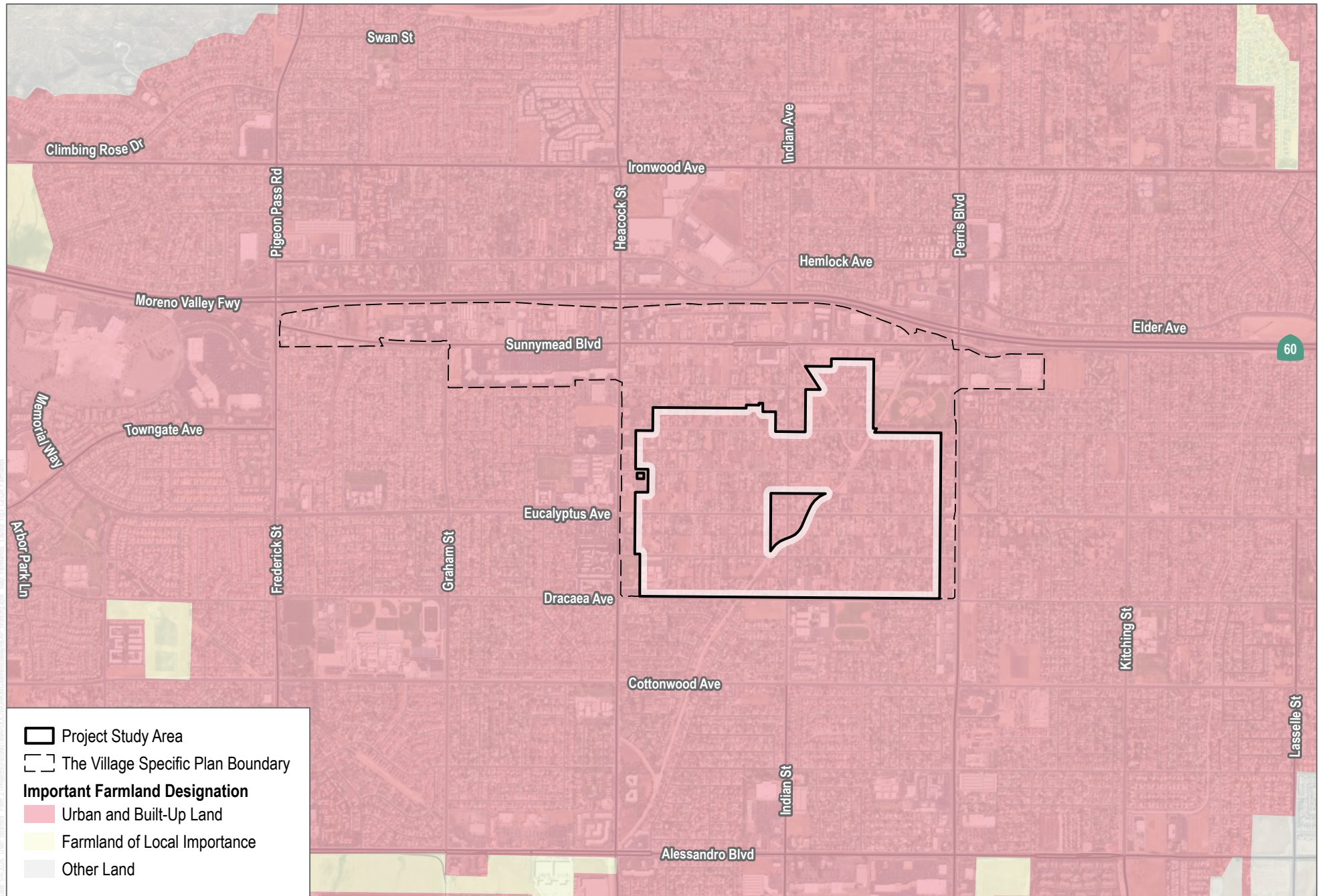
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SOURCE: County of Riverside (imagery), Open Street Map

FIGURE 2
Project Site

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