

2. COMMUNITY DEVELOPMENT ELEMENT

2.1 Land Use

2.1.1. Setting

Land use within Moreno Valley has been primarily residential in character. Single-family residential neighborhoods dominate the western half of the City. Residences are scattered throughout the largely rural eastern portion of the planning area. The Moreno Valley Mall at Towngate and other major commercial developments are located in the northwestern part of the City along State Route 60 and Sunnymead Boulevard, and in the central portion of the City, along Alessandro and Perris Boulevards.



Single-family residence

Industrial development is located in the southwest corner of Moreno Valley between Kitching Street and Heacock Street. The area between Alessandro Boulevard and March Air Reserve Base contains industrial uses and several City of Moreno Valley facilities, including city hall, the public safety building and the animal shelter. There are two full-service hospitals in Moreno Valley. The Moreno Valley Community Hospital is on the north side of Iris Avenue, west of Oliver Street. The Riverside County Medical Center is located on the northwest corner of Cactus Avenue and Nason Street.

2.1.2. Neighboring Land Uses

The Riverside County Waste Resources Management District owns and operates the Badlands Sanitary Landfill at the eastern end of Ironwood Avenue. Riverside County Parks and Open Space District maintains a natural open space area in the hills around the landfill.

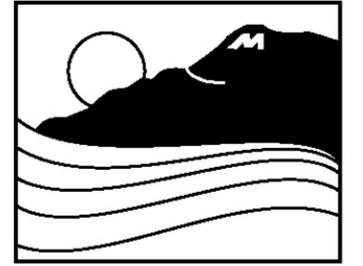
The San Jacinto Wildlife Area is located in the southeastern corner of the planning area. It was created by the State of California as mitigation for loss of wildlife habitat resulting from construction of the State Water Project. Additional habitat area continued to be added to encompass adjacent wetlands and to provide a corridor to the Badlands. It contains open grasslands and natural and man-made wetlands that attract and support migratory birds and resident wildlife. Bird watching is a popular activity in the area as it is a major stop on the Pacific flyway.

Part of the San Jacinto Wildlife Area is within the historic floodplain of the San Jacinto River and is subject to periodic flooding. The resulting floodwater, known as Mystic Lake, has been known to inundate the area for months or years at a time.

The Lake Perris Recreation Area, operated by the California Department of Parks and Recreation, is situated along the southern boundary of the City. Visitors to the park enjoy boating, fishing, picnicking and camping. Riverside County operates Box Springs Mountain Park along the northwest city boundary. It is a passive park suited to hiking and horseback riding.

March Air Reserve Base, located southwest of the city limits, was once an active duty aerial refueling and deployment base. With over 9,000 military and civilian employees, the base played a major role in the local economy. The base was realigned from active duty to reserve status on April 1,

MORENO



VALLEY

**FIGURE 2-1
NEIGHBORING
LAND USES**

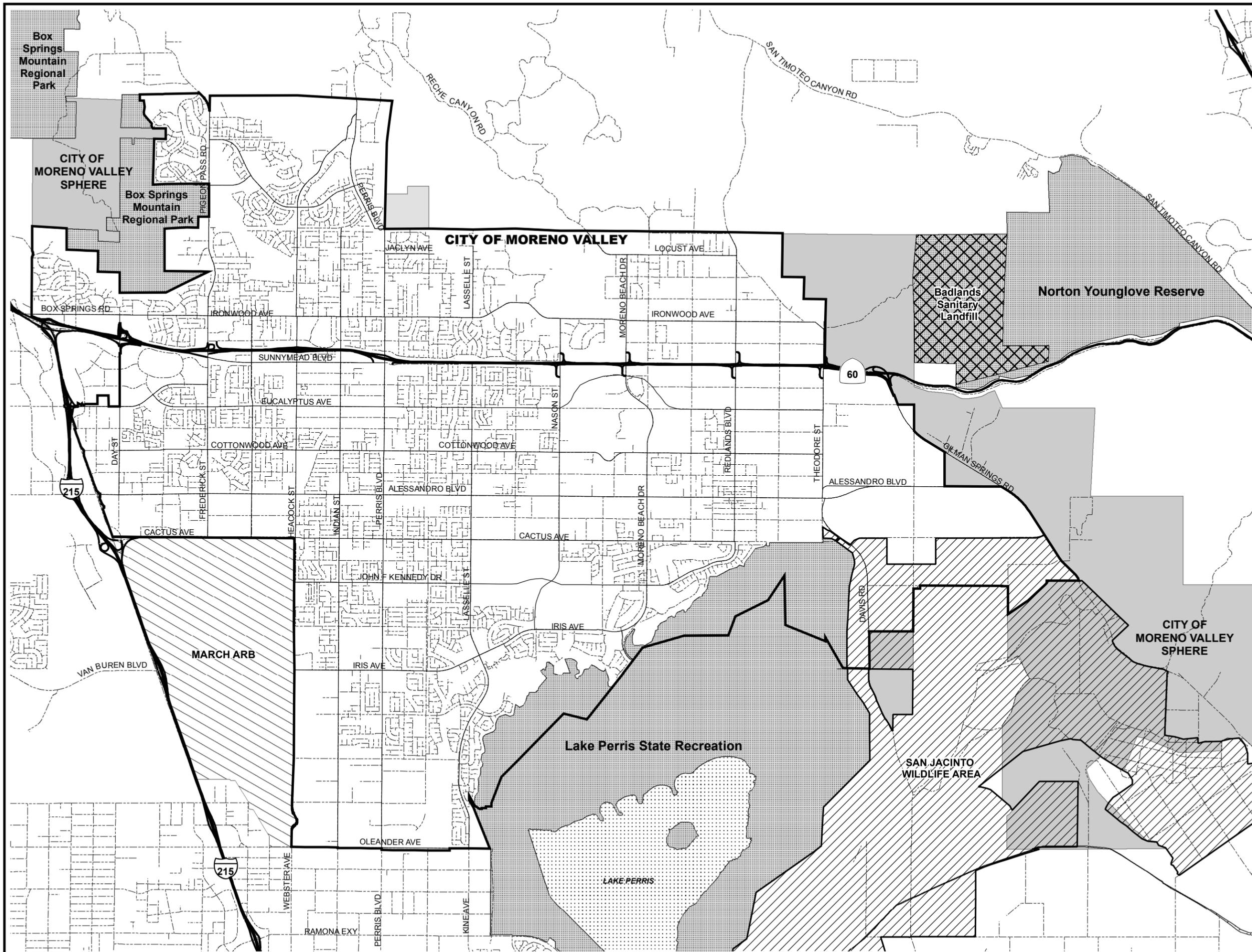
- Streets
- Major Streets
- Highways
- San Jacinto Wildlife Area
- State and County Parks
- Badlands Landfill
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies



Date: July 11, 2006
 State Plane NAD83 Zone 6
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GEOGRAPHIC INFORMATION SYSTEMS

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1996, creating March Air Reserve Base. March Air Reserve Base is the home to the 452nd Air Mobility Wing. In addition, the Base is used by the 4th Air Force, 163rd California Air National Guard and 120th Montana Air National Guard Fighter Wing.

Parts of the former active duty base not needed for the military mission were transferred to other agencies, including the March Joint Powers Authority (JPA). The March JPA was created in 1993 through a Joint Powers Agreement between the cities of Moreno Valley, Perris and Riverside and the County of Riverside. The March JPA has land use jurisdiction over military surplus property, including the March Inland Port. The March Inland Port is a joint-use military and civilian airport. The civilian aviation emphasis is on air cargo.

2.1.3. Land Use Plan

At the time of incorporation in 1984, the City of Moreno Valley used the Riverside County General Plan and zoning ordinances to guide land use and development. The Riverside County system of land use regulation did not adequately address the issues facing the community. The first Moreno Valley General Plan was adopted on September 20, 1988. There were seven specific plans in effect at the time. Many land use map amendments were approved since that time. By 2005, a total of 11 specific plans were in effect.

A comprehensive update of the General Plan was initiated in 1996 to address changing conditions and community concerns. The updated land use plan furthers a range of goals and objectives outlined in other elements of the General Plan, including, but not limited to, goals and objectives concerning air quality, traffic congestion, biological resources and housing. The updated land use plan, shown in Figure 2-2 achieves the following benefits:

- Provides broad land use categories to allow flexibility in terms of land uses.
- Distributes commercial areas city-wide to encourage walking and bicycling
- Promotes jobs/housing balance so more people are able to live close to work
- Encourages development density and intensity adjacent to bus routes

Locates residential land uses away from high noise levels

- Delineates hillside areas for special protection
- Allows for diversity in terms of neighborhood character, from rural to urban
- Promotes the maintenance and redevelopment of blighted areas
- Allows for a range of housing opportunities, from apartments to executive homes
- Provides a balance between the amount of commercial and office land and the demand for such uses.

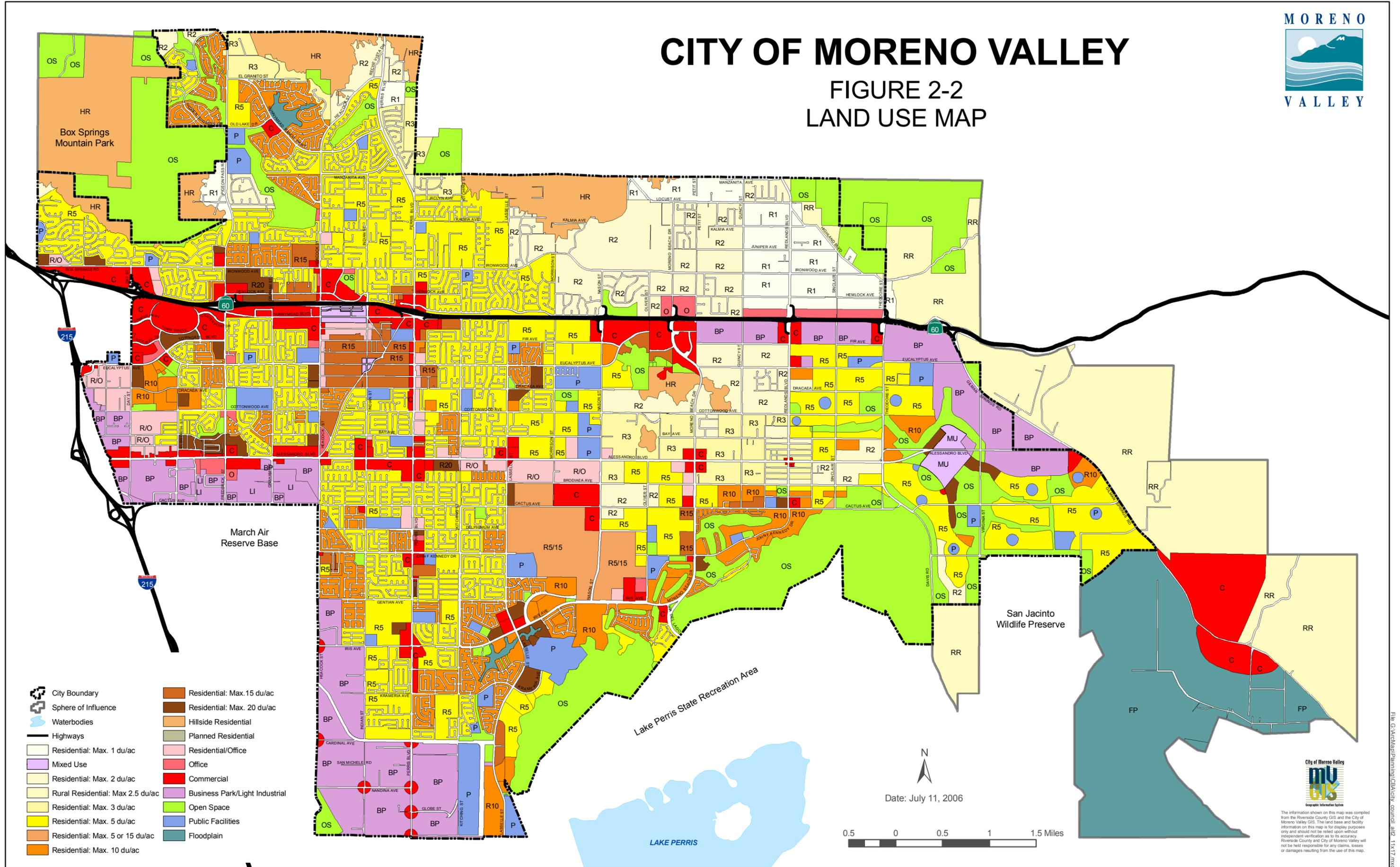


Multiple-family residential project

CITY OF MORENO VALLEY

FIGURE 2-2

LAND USE MAP



- | | | | |
|--|----------------------------------|--|--------------------------------|
| | City Boundary | | Residential: Max. 15 du/ac |
| | Sphere of Influence | | Residential: Max. 20 du/ac |
| | Waterbodies | | Hillside Residential |
| | Highways | | Planned Residential |
| | Residential: Max. 1 du/ac | | Residential/Office |
| | Mixed Use | | Office |
| | Residential: Max. 2 du/ac | | Commercial |
| | Rural Residential: Max 2.5 du/ac | | Business Park/Light Industrial |
| | Residential: Max. 3 du/ac | | Open Space |
| | Residential: Max. 5 du/ac | | Public Facilities |
| | Residential: Max. 5 or 15 du/ac | | Floodplain |
| | Residential: Max. 10 du/ac | | |

Date: July 11, 2006



The updated land use plan added an Office/Residential designation along Alessandro Boulevard and other areas to increase opportunities for multiple family housing as well as office development. A large percentage of the nonresidential zoning in Edgemont was changed to Office/Residential to encourage the maintenance of residences in that neighborhood.



Office land use

The General Plan Update changed much of the commercial property along Old Highway 215 to Business Park to encourage redevelopment with industrial uses. It also reduced the amount of commercial land on the north side of SR 60, from the west side of Moreno Beach Drive to Theodore Street, to maintain a rural residential character in that area.

Although the General Plan Update reduced the amount of commercial property, it includes more than enough commercial land to accommodate the needs of the population at buildout. Similarly, enough industrial property is included in the land use plan to provide more employment opportunities than the number of households.

The adopted land use plan accommodates a population of more than 304,000 when fully developed. The time it would take to fully

develop is a matter of speculation, but is likely to take many years.

In 2002, the California Department of Fish & Game Wildlife Conservation acquired approximately 1,000 acres in the southeast corner of Moreno Valley. The purchase expanded the San Jacinto Wildlife Area. The Sempra energy company purchased an additional 178 acres of land surrounding its gas compressor facility at the intersection of Virginia Street and Gato del Sol. The acquisitions encompass about one-third of the land within the Moreno Highlands Specific Plan.

Neither of the aforementioned land purchases are likely to be developed as envisioned in the original specific plan and are likely to remain substantially vacant. In that the Moreno Highlands Specific Plan Development Agreement precludes the City from making unilateral changes to the specific plan land use plan, no changes were recommended for the Moreno Highlands Specific Plan as part of the General Plan Update.

2.2 Regional and Sub-regional Plans

There are several regional plans with implications for land use planning in Moreno Valley. They include the Southern California Association of Governments (SCAG) Regional Comprehensive Plan, the South Coast Air Quality Management Plan, the Regional Transportation Plan and the Western Riverside County Association of Governments (WRCOG) Sub-regional Comprehensive Plan. The SCAG Regional Comprehensive Plan, the Regional Transportation Plan and the South Coast Air Quality Management Plan contain household, population and employment projections intended to accomplish regional circulation and air quality goals and objectives.

The WRCOG Sub-regional Comprehensive Plan is a more local plan intended to

implement regional goals and objectives, including those contained in the SCAG Regional Comprehensive Plan and the South Coast Air Quality Management Plan. It establishes goals and objectives in the area of growth management, economic development, mobility, air quality, housing, open space and habitat conservation, water resources and solid waste.

The General Plan is consistent with each of the regional plans. The land use plan allows for an adequate number of jobs to meet the needs of local residents. It arranges the pattern of commercial, residential and recreational uses in a way that reduces motorized vehicle miles of travel. It places higher density housing along existing and anticipated bus routes, thereby supporting mass transit.

The land use plan is consistent with the baseline growth projections contained in the regional planning documents. SCAG estimated that there will be 65,679 households and 71,859 jobs in Moreno Valley by 2025. The general plan affects the location, density and intensity of land uses, but does not affect the rate of growth. Assuming a 5% vacancy rate, when fully developed, the land use plan for the General Plan Update would accommodate approximately 79,000 households, and 157,000 jobs.

2.3 Community Design

The design of a community significantly affects its quality of life. A pleasing physical environment reinforces the image of a city as a secure, comfortable and attractive place. In the long term, good design makes economic sense. It helps to maintain or improve property values. Good design attracts the finest businesses, the best customers and the most valued employees to the community. It attracts people who desire a pleasant environment in which to live, work and shop.

The image of the community is perceived from freeways, streets and the point of view of the pedestrian. The viewer forms an impression about the beauty and safety of the community as he or she views the surrounding buildings, pavement, open spaces, landscaping, lights, utility poles, wires, signs, trash enclosures, parked vehicles, storage areas, walls and fences.

Poor design and poor maintenance create an undesirable visual image. Good design and proper maintenance contribute to a positive community image.

Good site design also takes internal circulation into consideration. Good site design provides safe and convenient vehicular and pedestrian circulation between buildings, parking lots, driveways and the external circulation system.



Retail commercial use

2.4 Utilities

2.4.1 Water Supply

Eastern Municipal Water District (EMWD) supplies the majority of the water in Moreno Valley. The EMWD service area extends north of the city limits and includes most of the sphere of influence. EMWD serves a geographic area that extends from Moreno Valley to Temecula and from Mead Valley to San Jacinto and Valle Vista.

EMWD's water supply comes from local groundwater, recycled water and imported water from the Metropolitan Water District. The Box Springs Mutual Water Company provides well water and/or water purchased from the Western Municipal Water District to a portion of southwest Moreno Valley. Its 445-acre service area covers a small fraction of Moreno Valley. The service area is located west of Elsworth Street, between Cottonwood Avenue and Alessandro Boulevard and west of Day Street between Cottonwood and Eucalyptus Avenues.

The water distribution system is adequate within EMWD's jurisdiction. However, portions of the Box Springs Mutual Water Company system are undersized, which limits its ability to deliver adequate water flow for new development. Water line improvements in these areas are being made incrementally.

Other water districts serve areas outside of the city limits. The Reche Canyon area north of the city limits is served by the Reche Canyon Mutual Water District and San Bernardino Valley Mutual Water District. The San Gorgonio Pass Water District serves an additional area northeast of the sphere of influence. A small mountainous area in the northwest portion of the city and some of the mountainous terrain north and east of the city limits are not within the service area of any water purveyor.

2.4.2. Sewer Service

Two entities provide sewer service in Moreno Valley. The Eastern Municipal Water District serves most of the City and surrounding areas. Sewer lines do not exist within most of the eastern side of Moreno Valley.

EMWD's Moreno Valley Regional Water Reclamation Facility, located in the southwestern portion of the City, and has a capacity to treat 16 million gallons of wastewater per day and a capacity to

expand to 48 million gallons per day. The utilization in the year 2000 was 10 million gallons per day

The Edgemont Community Services District provides sewer service to a small area in the southwest portion of Moreno Valley. Sewage treatment is provided under contract with the City of Riverside.

2.4.3. Electricity

Southern California Edison (SCE) supplies electricity to individual customers within the study area. Energy is delivered to the study area and is received at both the Maxwell Substation located at Ironwood Avenue and Heacock Street, the Alessandro Substation located near John F. Kennedy Boulevard and Kitching Street and the Bunker Substation northeast of the intersection of Ironwood Avenue and Pettit Street. SCE's 115 KV transmission lines bring power into these substations, where it is stepped down to 33 KV for distribution to its customers through a local service network emanating from the two substations.

There were several major 115 KV transmission lines within the study area. These transmission lines have rights-of-way of varying widths between 20 to 50 feet with most of them being 30 feet in width. In addition to the major transmission lines within the study area, there is also an extensive local service network of overhead and underground service lines. These service lines carry electricity from the substations to each SCE customer. There are no existing local electrical generation facilities.

Electric transmission corridors present both opportunities and constraints for future development. On the positive side, future growth can be supplied with adequate energy resources without major investment in transmission facilities. In addition, electrical transmission corridors present opportunities for open space and trails.

However, the negative aspects of these corridors must also be recognized. Major above ground lines create negative visual impacts. Unfortunately, it is not practical to place power lines of 115kv or greater underground. Moreover, the associated rights-of-way are often unattractive linear features.

In 2001, the City created a municipal electrical utility. The electrical utility was created to provide electrical service to new residents and businesses within areas of the City that are being converted from fallow or agricultural lands (Greenfields) to housing, commercial and industrial uses. In 2004, the City began supplying electricity to the Greenfields within the study area.

2.4.4. Natural Gas and Jet Fuel

The Southern California Gas Company provides natural gas service to the study area. The Gas Company maintains a comprehensive system of distribution and service lines.

In addition to local lines, two major 30-foot wide transmission line rights-of-way cross the City of Moreno Valley. Line number "2001" is located in Cottonwood Avenue, and line number "2000" is located in Brodiaea Avenue. Both lines run east - west through the entire study area. There are also 8-inch and 12-inch major distribution supply lines located in Indian Avenue. This line runs north from Brodiaea Avenue through the study area. All of these major natural gas lines are "high-pressure" lines, meaning that they contain over 60 pounds per square inch (psi). In 2000, the Four Corners crude oil pipeline that runs between Brodiaea Avenue and Alessandro Boulevard was proposed for conversion to natural gas.

The study area also contains a major natural gas compressor station, owned and operated by the San Diego Gas and Electric Company (SDG&E). The station is located

at the southwest corner of Virginia Street and Gato del Sol in the southeast portion of Moreno Valley. The purpose of this station is to add pressure to the gas transmission lines for adequate flow to deliver natural gas to the San Diego area.

In addition to natural gas pipelines, a jet fuel pipeline runs through the western part of the City of Moreno Valley. The jet fuel line runs from the City of Colton to the northwest corner of Moreno Valley and south to March Air Reserve Base.

2.4.5. Telephone Service

Verizon and Pacific Bell provide conventional telephone services to the study area. Several companies provide wireless telephone services.

2.4.6. Cable Television

Adelphia provides cable television service within the City.

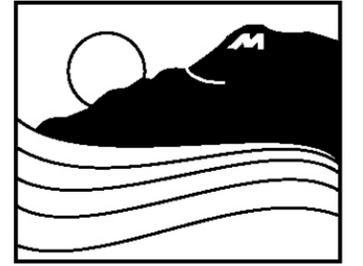
2.5 Schools

2.5.1 Background

The education system is critical to the well being of any community. Population growth in Moreno Valley has and will continue to necessitate the construction of new schools. Schools, however, are not a City function. Several school districts and private schools provide educational opportunities within the planning area ranging from kindergarten through junior college.

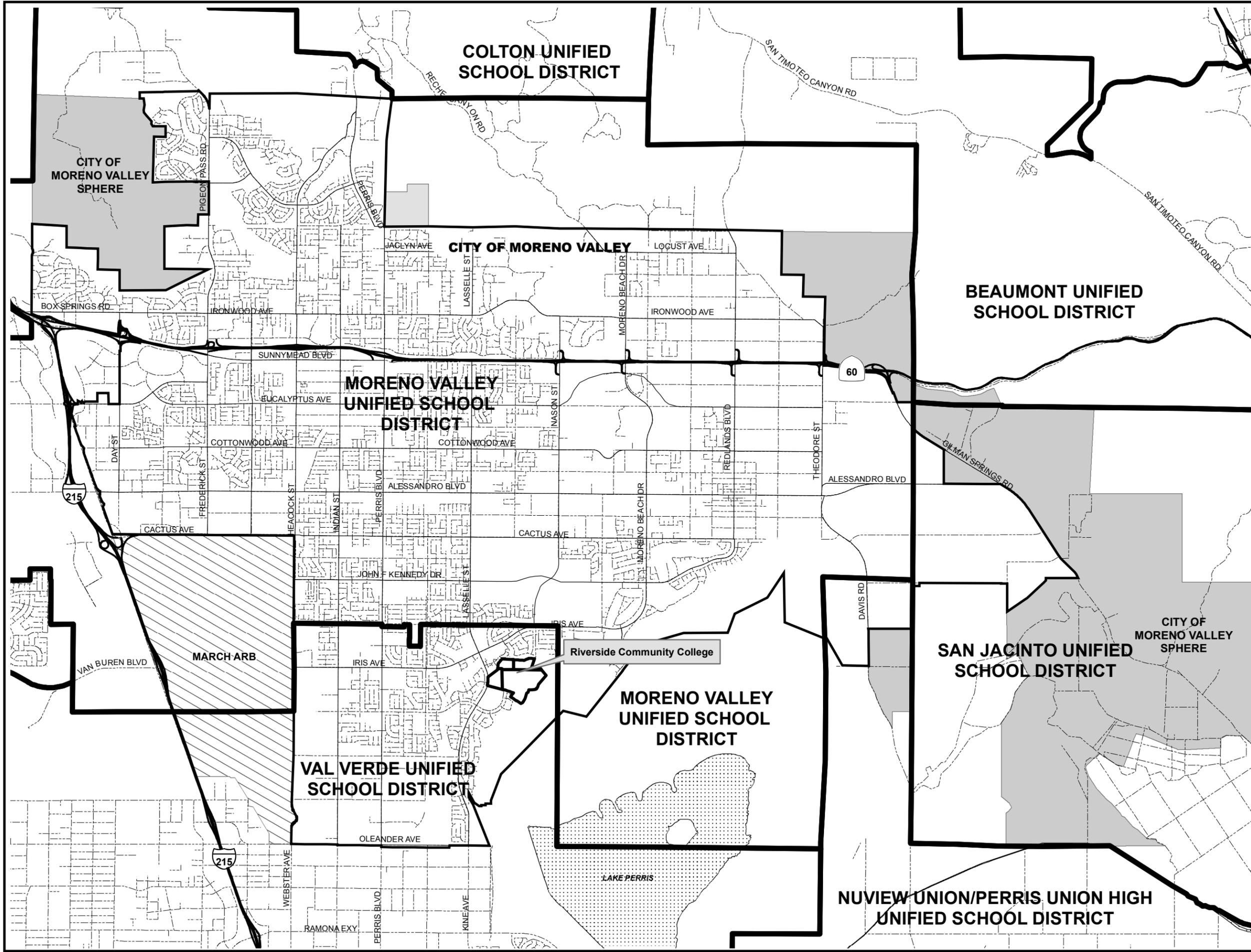
The Moreno Valley Unified School District is the largest school system in Moreno Valley. It operates nineteen elementary schools, six middle schools and four high schools within the city limits. The District also operated a charter school, an adult school, a continuation high school, a community day school, a pre-school, an adult education school and an academic center. In addition, there are students enrolled in private and

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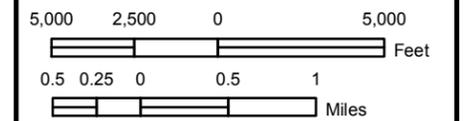


VALLEY

FIGURE 2-3 SCHOOL DISTRICT BOUNDARIES



- Streets
- Major Streets
- Highways
- School District Boundaries
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies



Date: July 11, 2006
State Plane NAD83 Zone 6
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GEOGRAPHIC INFORMATION SYSTEMS

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home schools, within the Moreno Valley Unified School District boundaries.

The Val Verde Unified School District serves the portion of the City south of Gentian Avenue between Heacock Street and Nason Street and parts of the City of Perris and unincorporated Riverside County. The Val Verde Unified School District operated four elementary schools, one middle school and one high school within the city limits.

The portion of the study area east of Virginia Street is within the San Jacinto Unified School District. A small area between Theodore Street and Virginia Street, south of the prolongation of J.F. Kennedy Drive is within the Nuvew Union School District and the Perris Union High School District. There were no schools facilities in those two areas.

The Moreno Valley campus of Riverside Community College is located on Lasselle Street, south of Iris Avenue. The campus is 132 acres in area. Additional educational opportunities are available at the University of California campus in the nearby City of Riverside.

2.5.2 Issues and Opportunities

Under California law, no city may deny a development project on the basis of adequacy of school facilities. State law established set fees which school districts are authorized to levy on new development to finance the construction of school facilities. School districts may also form community facilities districts to finance the construction of school facilities. No city may issue a building permit without certification that the applicable school construction financing mechanism has been satisfied.

Community Facilities Districts were formed by the Moreno Valley Unified and Val Verde School Districts pursuant to the Mello-Roos Community Facilities Act. Both districts sold bonds to finance the construction of school facilities. The bonds are repaid by a special

tax levy on the property within each respective community facilities district.

The City does not have jurisdiction with respect to the design and construction of school facilities. The City works with each school district concerning the design of roads and other public improvements in and around school sites. The City also notifies any school district of development proposals that might affect school facilities.

2.6 Library Services

2.6.1. Background

On July 1, 1998, Moreno Valley Public Library became a department of the City of Moreno Valley. Prior to that time it had operated as a branch library of the Riverside County Library System. The Moreno Valley library facility, opened in 1986, with a 16,000 square foot building. As of 2005, the library was looking for a new facility to hold their estimated 98,000 volumes (books).

The volume capacity for the Main Library was originally set at 50,000. For the first five years of operation, 4,000 square feet of the building were used as a senior citizens center. That space is now fully involved with library activity, housing children's services and staff offices.

The Library offers a full array of library services including telephone and in-house reference service, inter-library loan, shared resources with other libraries in Riverside County and throughout the world, and online Internet reference services. Programming for children includes twice weekly story hours and family story hours in the evenings. After school homework help is available for school-aged children in all grades.

A literacy program offers English as a

second language classes as well as reader tutoring. Full access to the Internet is also available.

The library maintains full memberships in the Inland Library System and the Tierra del Sol Regional Library System.

2.6.2. Issues and Opportunities

Future growth in Moreno Valley will require significant expansion of the library facilities. Formulas for library size and costs vary widely from state to state and city to city. For several years, the generally accepted “minimum standard” for public library space was 0.6 square foot of space for every person in a public library’s service area. The 0.6 square foot figure was part of the American Library Association’s Minimum Standards, last published in 1966. However, many state library agencies and associations also developed “standards” and it is not unusual to see the 0.6 square foot figure repeated.

Beginning with the Avenues of Excellence developed by the Illinois State Library in the 1980s, the space per capita was raised to 0.8. Then, starting in 1997, as information technology began to be utilized heavily by most public libraries, there was another increase to about 1.0 square foot per capita. Louisiana was the first state to officially adopt the 1.0 square foot per capita standard in 1999. The State of California has adopted no such standard.

Moreno Valley has established level of service standards of 0.5 gross square feet of library space per capita and 1.2 volumes per capita. An additional 66,664 square feet of library space and 100,393 new volumes would have been needed to meet the established standards. Population growth further increased this need.

With a population of 165,328, Moreno Valley’s library contained 0.10 square feet per capita. To begin addressing the library

service needs of residents, a new main library of 69,000-70,000 square feet is needed. The Library Advisory Board has also recommended construction of branch library facilities of at least 20,000 square feet in each of the other three quadrants of the city.

2.7 Special Districts

2.7.1 Background

Enterprise Services Administration (ESA) is a division of the Public Works Department, for the City of Moreno Valley. This division facilitates the formation of special districts and establishes public financing for a wide range of capital projects and special benefit services. Each project or service is administered through one of three district types: assessment districts, community facilities (Mello-Roos) districts, or community services districts. A key criterion in determining whether to form a special district to finance a project with public funds is that the project provides significant economic, cultural or social benefit to the community.

In the City of Moreno Valley, an assessment district is generally, although not necessarily, utilized for commercial or industrial projects. Improvements may include acquisition or construction of public infrastructure such as streets, sewer lines, water lines, storm drains and landscaping. Improvement bonds are sold to finance the designated improvements within an assessment district. Assessments are levied on the properties within the district to pay for the bonded indebtedness.

The ESA also forms community facilities districts (CFDs) or Mello-Roos districts for projects similar to those of an assessment district. Like assessment districts, improvements are financed through bond sales. However, unlike an assessment district, the rate and apportionment of the special tax levied against the properties

within the CFD may be distributed on a tier basis among the properties within the district. Community facilities districts were used to assist in the financing of the Towngate and Auto Mall projects.

ESA also manages citywide community services districts (CSDs) to provide special service programs. The CSD places an annual property charge on the County property tax rolls. Some of the special benefit service programs include:

- Zone A (Parks and Recreation);
- Zone B (Residential Street Lighting);
- Zone C (Arterial Street Lighting);
- Zone D (Parkway Landscape Maintenance);
- Zone E (Extensive Parkway Landscape Maintenance); and
- Zone M (Arterial Median Landscape Maintenance)
- DPDES (Stormwater Management)
- CFD 1 (Community Facilities District (CFD) No. 1/Park Maintenance)

Another zone, Zone L, was established by a vote of the people for library services; however, no annual service charge had been established. The establishment of an annual service charge for library services would require a vote of Moreno Valley residents in accordance with Proposition 218.

Zone A (Parks and Recreation Maintenance)

The City of Moreno Valley maintains 32 community and neighborhood parks totaling 335 acres that provide such amenities as: tot lots, ball fields, trails, picnic areas, golf courses, green belts, recreational facilities and provides over 200 recreational programs for children, adults, and seniors.

Zone B (Residential Street Lighting) and Zone C (Arterial Street Lighting)

The CSD has a master street lighting agreement with Southern California Edison for streetlight installation and maintenance. A total of 8,489 residential and major roadway (arterial) streetlights are illuminated and maintained through the CSD. Funds levied to support Zone B and Zone C services recaptures costs for electrical energy charges, maintenance, and administration.

Zone D (Parkway Landscape Maintenance)

Zone D was established to provide maintenance for landscaping around tract perimeter parkways adjacent to arterial streets. As of 1996, per Proposition 218, a majority of property owners in each landscaped tract must approve by mail ballot for the CSD to provide landscape maintenance.

Contractors operating under CSD supervision do the landscape maintenance. The CSD assesses tract property owners an annual charge to recover the costs incurred in providing these services.

Zone E (Extensive Parkway Landscape Maintenance)

Zone E is comprised of parkway, median, and open space landscapes associated with major residential and commercial developments throughout the City. As with Zone D, a majority of affected property owners must approve through a mail ballot for the CSD to provide services in return for an annual cost-recovery charge on each assessable parcel within each development.

Zone M Arterial Median Landscape Maintenance

Zone M is comprised of improved landscaped medians associated with new commercial and/or industrial developments.

Approval by a simple majority of property owners through a mail ballot proceeding is required for the CSD to provide the maintenance services. Property charges are based on the square footage maintenance costs for the median landscape associated with their development.

NPDES/Storm Water Management

The NPDES Storm Water Management program includes operation and maintenance of vegetated water quality basins and vegetated swales located within residential subdivisions. As with Zone E a majority of the property owners must approve through a mail ballot for the City to provide services in return to the annual cost recovery charge on each assessable parcel within the development.

CFD No. 1 (Community Facilities District No. 1)

CFD No. 1 was established to provide funding for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. All new residential, commercial and industrial developments are conditioned to be annexed into the Moreno Valley Community Services District, CFD No. 1 (Neighborhood Parks). A super majority vote of the property owners in each new development must approve by special election the annexation proceedings.

2.8 Other City Facilities

2.8.1 Background

The Moreno Valley Civic Center is located at the southwest corner of Alessandro Boulevard and Frederick Street. The 31-acre site includes city hall, the public safety building, a conference and recreation center and room to grow. City Hall is located at the northwest corner of Frederick Street and

Calle San Juan de Los Lagos. The public safety building is located at 22850 Calle San Juan de Los Lagos.

The corporate yard is located on the east side of Perris Boulevard, south of Gentian Avenue. The yard accommodates the personnel and equipment that maintain city streets, drainage improvements, parks and other facilities.

2.8.2 Issues and Opportunities

Existing facilities will need to expand or new facilities will need to be developed to meet the demands of an expanding population and a growing commercial and industrial sector. A Civic Center Master Plan was prepared for the civic center site in 2000. The master plan called for several new buildings, including a library and city hall building.

Fees will need to be collected in conjunction with new development to ensure that new development pays its fair share toward the future expansion of city facilities.