

3.0 PROJECT DESCRIPTION

THE PROJECT

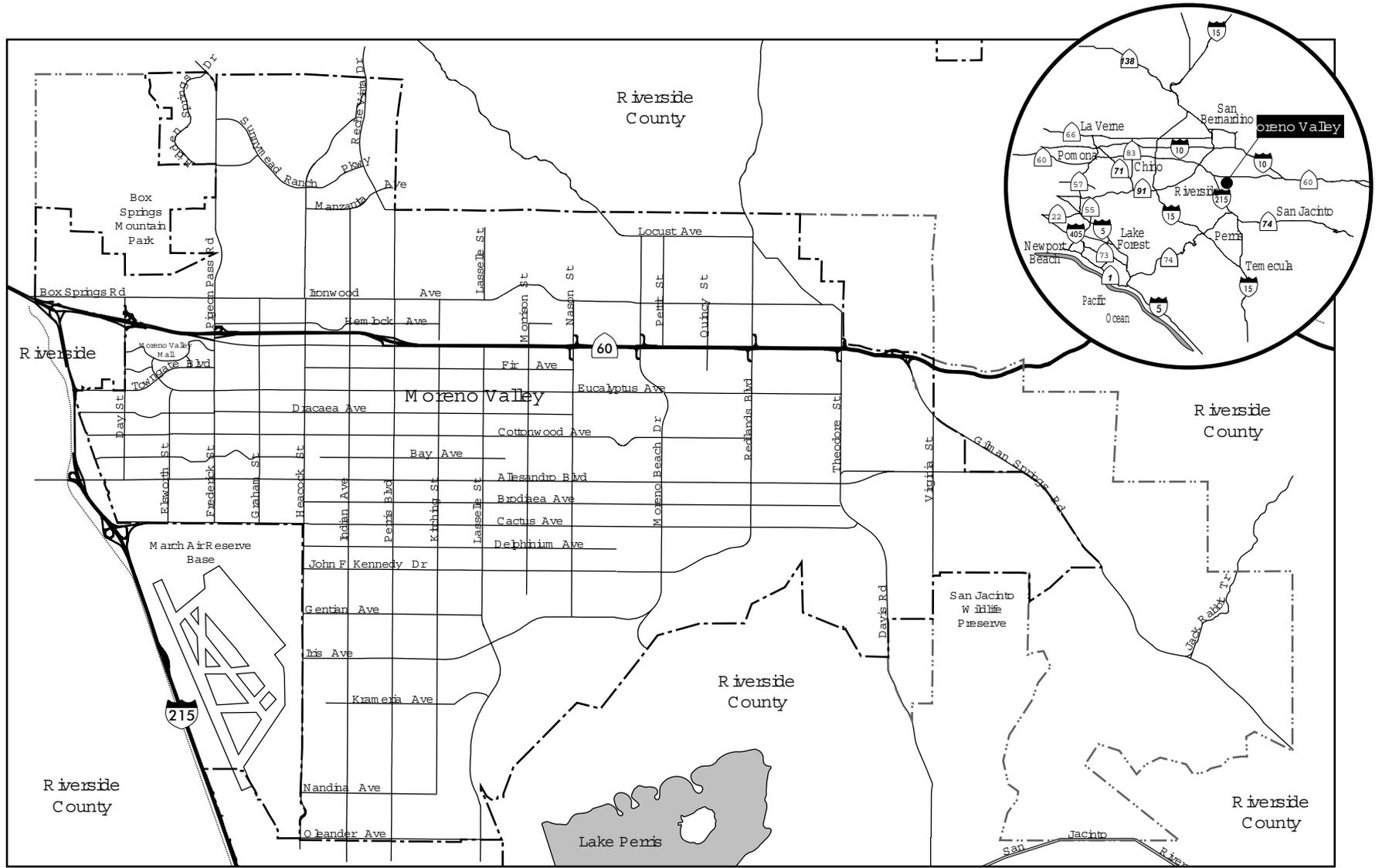
California state law requires each City to adopt a comprehensive, long-term general plan to guide the physical development of the incorporated city and any land outside of the city boundaries that bears a relationship to its planning activities. The project consists of a comprehensive update of the City of Moreno Valley General Plan. The General Plan is divided into several elements, whose various sections together meet the requirements for the seven mandatory elements under state law plus an optional economic development element. The mandatory elements are land use, open space, circulation, housing, safety, noise and conservation.

The City of Moreno Valley General Plan serves as a policy guide for determining the appropriate physical development and character of the City. The General Plan establishes the maximum level of development that can occur within the City. The Program EIR analyzes the environmental effects of the expected development in accordance with the General Plan through buildout.

The impact assessment in the Program EIR assumes a buildout level of development associated with each land use alternative. This includes development of all remaining vacant land in the planning area designated for urban use, as well as redevelopment of existing urban uses where such redevelopment is practical. The environmental impact analysis in this document is based on the change between existing conditions at the time analysis commenced and those projected at buildout.

REGIONAL SETTING

Figure 3-1 depicts the regional and local vicinity of the planning area, as well as the project boundaries. The City of Moreno Valley is located in northwestern Riverside County, approximately 66 miles east of Los Angeles, 42 miles west of Palm Springs and 100 miles north of San Diego. The community is situated in a crescent of land bounded by the Box Springs Mountains to the north, the steep hills of the Badlands to the east and the mountains of the Lake Perris Recreation Area to the south. The surrounding jurisdictions include the City of Riverside, the City of Perris and the County of Riverside. A joint civilian and military airport under the jurisdiction of the March Air Reserve Base and the March Joint Powers Authority is located at the southwestern boundary. The State of California owns and operates regional recreation and open space areas south of the city limits: the San Jacinto Wildlife Area and Lake Perris State Recreation Area. The City is located in proximity to regional transportation routes Interstate 60, which traverses the City, and Interstate 215, which is located near the western boundary of the planning area.



Source: P&D Consultants, August 2000

 City Boundary
  Sphere of Influence/Planning Area Boundary

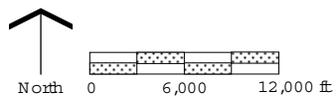


Figure 3-1
Regional Location
and Planning Area

PURPOSE AND OBJECTIVES OF THE GENERAL PLAN

A General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to provide decision-makers with a solid basis for decisions related to land use and development. The General Plan is founded upon the community's vision for Moreno Valley and expresses the community's long-term goals to achieve a community that:

- Exhibits an orderly and balanced land use pattern that accommodates a range of residential, cultural, recreational, business and employment opportunities.
- Is clean, attractive and free of blight and deteriorated conditions.
- Provides public services and public facilities that are needed and desired by the community, including, but not limited to, a library(s) and library services.
- Enjoys a healthy economic climate that benefits both residents and businesses.
- Provides recreational amenities, recreation services and open space, including, but not limited to, parks, multi-use trails, community centers and open space.
- Enjoys a circulation system that fosters traffic safety and the efficient movement of motor vehicles, bicycles and pedestrians.
- Emphasizes public health and safety, including, but not limited to, police, fire, emergency and animal services and protection from floods and other hazards.
- Recognizes the need to conserve natural resources while accommodating growth and development.

PROJECT CHARACTERISTICS

Land Use and Circulation Alternatives

The City of Moreno Valley is considering three potential land use policy map alternatives for the General Plan. This Program EIR analyzes these three General Plan land use alternatives at an equal level of detail.

Table 3-1 summarizes the development capacity for buildout of the planning area under Land Use Alternatives 1, 2, and 3. The following describes the characteristics of each alternative:

**TABLE 3-1
DEVELOPMENT CAPACITY OF ALTERNATIVES 1, 2, AND 3**

Land Use	Units	Quantity		
		Alternative 1	Alternative 2	Alternative 3
Residential – Single Family Detached	DU	61,758	62,922	63,004
Residential Multi-Family Attached	DU	14,662	20,402	19,724
Commercial ¹	GLA	29,677	21,908	21,908
Professional Office	GFA	21,507	19,878	18,743
Public ²	GFA	9,215	9,215	9,215
Business Park/Industrial	GFA	40,038	46,408	40,391
Park	AC	1,044	1,044	1,044
Open Space	AC	3,927	3,922	3,922
POPULATION		279,697	304,966	302,785

Sources: Urban Crossroads, *General Plan Traffic Study*, June 2004 and P&D Consultants, August 2004.

Since initiation of environmental analysis for the General Plan program, several minor land use amendments have occurred. These amendments have been processed and undergone environmental analysis separate from the General Plan program. Although these amendments are reflected on the Land Use Alternatives maps, they are not incorporated in the development capacities shown in this Table. Nearly all of the amendments are consistent with Alternative 2 and 3.

Notes:

1 – includes neighborhood, community, and regional commercial

2 – includes schools and government offices

DU- dwelling units

GLA Gross Leasable Area (Thousands of Square Feet)

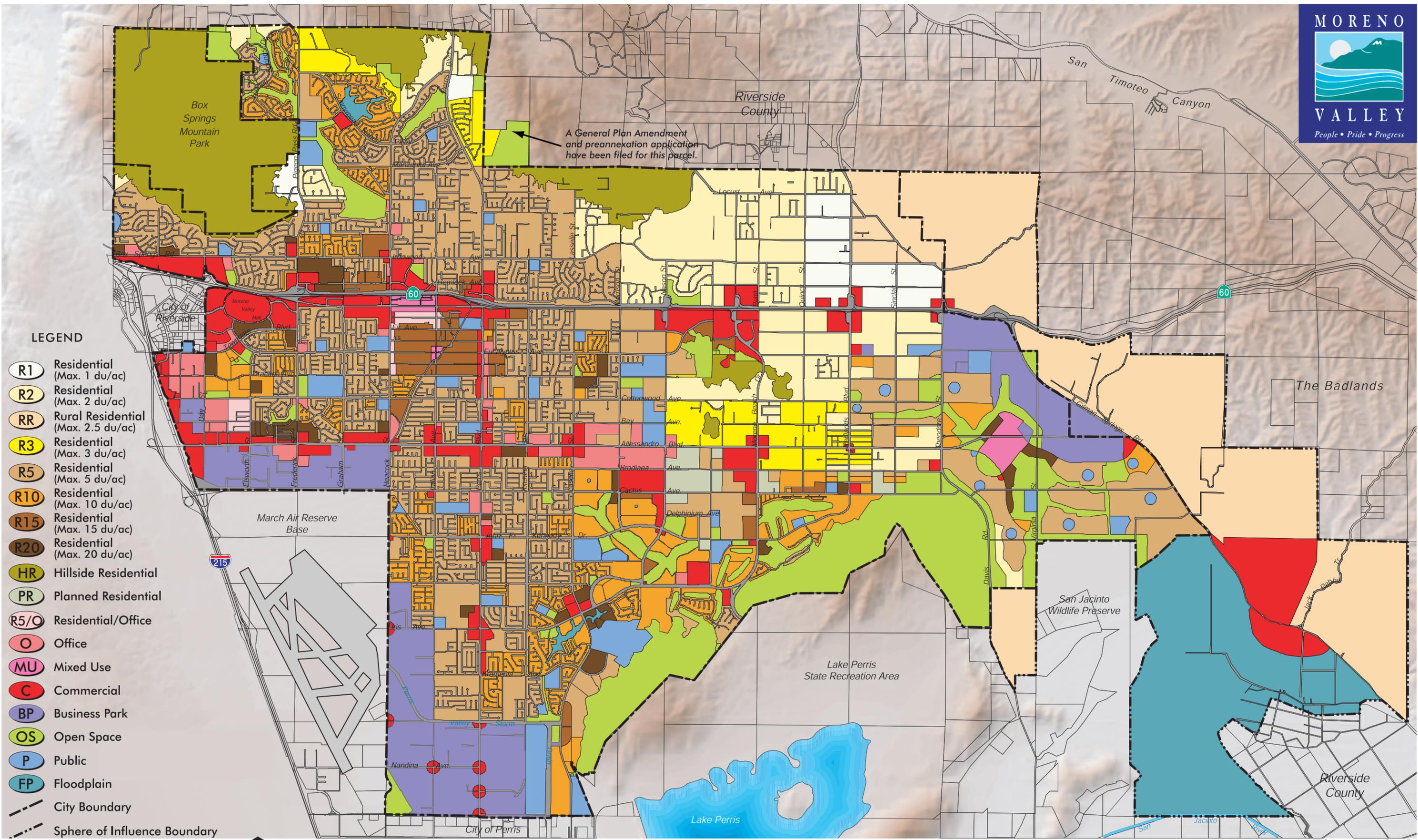
STU- Students

GFA – Gross Floor Area (Thousands of Square Feet)

AC – Acres

General Plan Land Use Alternative 1 (Existing General Plan)

General Plan Land Use Alternative 1 would retain the existing land use plan. **Figure 3-2** depicts Land Use Alternative 1. Alternative 1 includes a few land use categories that were reclassified for mapping purposes: Planned Commercial, Planned Industrial and R5/Office. The Planned Commercial areas are located at the northeast corner of Day Street and Eucalyptus Avenue and the northwest corner of Oliver Street and Iris Avenue. The Planned Commercial areas are shown as Commercial on **Figure 3-2**. The Planned Industrial areas are located at the southeast corner of Theodore Street and SR 60 and the northwest corner of Alessandro Boulevard and Gilman Springs Road. The Planned Industrial areas are shown as Industrial on **Figure 3-2**. The R5/Office designation is located at the southwest corner of Elsworth Street and Cottonwood Avenue. The R5/Office area is shown as Residential/Office on **Figure 3-2**.



- LEGEND**
- R1** Residential (Max. 1 du/ac)
 - R2** Residential (Max. 2 du/ac)
 - RR** Rural Residential (Max. 2.5 du/ac)
 - R3** Residential (Max. 3 du/ac)
 - R5** Residential (Max. 5 du/ac)
 - R10** Residential (Max. 10 du/ac)
 - R15** Residential (Max. 15 du/ac)
 - R20** Residential (Max. 20 du/ac)
 - HR** Hillside Residential
 - PR** Planned Residential
 - R5/O** Residential/Office
 - O** Office
 - MU** Mixed Use
 - C** Commercial
 - BP** Business Park
 - OS** Open Space
 - P** Public
 - FP** Floodplain
 - City Boundary
 - ...** Sphere of Influence Boundary

Sources: County of Riverside GIS, City of Moreno Valley, USGS

0 2,500 5,000 10,000 ft. North

Figure 3-2
Land Use Alternative 1

General Plan Land Use Alternative 2

General Plan Land Use Alternative 2 would allow for more multiple-family housing, less commercial and office development to better match the demand for such uses and more business park/industrial development than would be allowed under Alternative 1 (existing General Plan). **Figure 3-3** depicts Land Use Alternative 2 (also, see **Table 3-1**).

General Plan Land Use Alternative 3

General Plan Land Use Alternative 3 would be similar to Alternative 2, except in the northeastern portion of the City. It would allow more low density (2 or fewer dwellings/acre) single family housing, less office development, less business park development, and less conventional (5 dwellings/acre) single family housing than Alternative 2. **Figure 3-4** depicts Land Use Alternative 3 (also, see **Table 3-1**).

Circulation System Alternatives

Land use patterns affect vehicular trip generation and traffic volumes. Depending on which of the three land use plans is adopted and implemented, certain changes may be required. Potential changes include modifying existing and planned roadways, freeway interchanges and freeway overpasses. The Program EIR analyzes all proposed changes and associated circulation changes at an equal level of detail.

Pending General Plan Amendment Applications

As of March 28, 2005, the privately initiated land use map amendments identified in **Table 3-2** were pending. Each of the following land use changes were processed separately from this General Plan amendment and underwent, or are undergoing, environmental analysis separate from this programmatic analysis. These land use changes are not reflected on each of the land use alternative maps (**Figures 3-2, 3-3, and 3-4**).

**TABLE 3-2
PENDING LAND USE MAP CHANGES**

Existing Designation	Proposed Designation	Location
Neighborhood Commercial (9.5 ac) and Residential 20 (10 ac)	Residential 15 (19.5 ac)	East side of Perris Blvd south of J.F. Kennedy Drive
Planned Commercial (13.9 ac) and Community Commercial (3.5 ac)	Office (10.5 ac) and Neighborhood Commercial (6.9 ac)	Northwest corner of Iris Av. and Oliver St.
Office (8.5 ac) and Planned Residential (26.9 ac)	Residential 5 (35.4 ac)	Northeast corner of Nason St. and Brodiaea Av.
Residential 2 (104.57 ac)	Residential 2 (31.74 ac), Residential 10, (11.6 ac), Residential 15 (25.25 ac), Business Park (33.98 ac) and Business Park – Mixed Use (2 ac)	South side of State Route 60 and west of Quincy St.
Office (0.67 ac)	Community Commercial (0.67 ac)	Southwest corner of Eucalyptus Av. and Lancaster Lane
Office (8.26 ac)	Residential 15 (8.26 ac)	North side of Delphinium Av. and the west side of Perris Blvd.
Residential 1 (9.39 ac)	Residential 2 (9.39 ac)	South side of Hemlock Av. approximately 1,500 feet west of Redlands Blvd.
Residential 2 (58 ac) and Planned Residential (18 ac)	Residential 5 (76 ac)	East side of Merwin St. between Alessandro Blvd. and Cactus Avenue; and east and west sides of Sinclair St. between Alessandro Blvd. and Brodiaea Av.
Planned Residential (10 ac)	Residential 2 (10 ac)	Southeast corner of Nason St. and Brodiaea Av.
Community Commercial (30 ac)	Residential 5 (30 ac)	East side of Oliver St. between Brodiaea Av. and Alessandro Blvd.
Office (2.34 ac)	Residential 15 (2.34 ac)	South side of Alessandro Blvd. to Copper Cove Lane between Martinique Dr. and Flamingo Bay Lane
Specific Plan. Moreno Valley Field Station Specific Plan (SP 218): 760 acres, including 24 ac of commercial, a high school, middle school and 2 elementary schools, 51 acres of parks, a 149 ac golf course and a range of residential designations allowing 2,922 non-age-restricted residences	A planned community consisting of 25 acres of commercial, a hotel site, open space (lakes and an 18 acre club house facility) and residential designations allowing 2,702 active senior residences and 220 non-age-restricted residences. The proposal would also revise the Circulation Plan by eliminating Morrison St. and J.F. Kennedy Dr. within the project boundaries.	South of Brodiaea Av., north of Iris Ave., east of Lasselle St. and west of Oliver St.

**TABLE 3-2
PENDING LAND USE MAP CHANGES**

Existing Designation	Proposed Designation	Location
Tourist Recreation Commercial (649 ac)	The application is incomplete. The proposal includes open space, 171 single family lots and 79 acres for future development in accordance with the Residential 5 and Residential 10 designations	Northeast side of Gilman Springs Road north of Jack Rabbit Trail.

Plan Elements

The updated Moreno Valley General Plan consists of elements that fulfill state requirements for the content of general plans and an optional economic development element. Each element identifies individual goals, objectives and related policies and implementation programs.

The mandated general plan elements include land use, circulation, housing, conservation, open space, noise and safety. The format of a general plan, however, is not mandated and general plans can be organized in any manner that a jurisdiction deems appropriate. This General Plan combines the noise element with the safety element. It also includes the land use element in the community development element. A general description of each subject area is provided below.

Community Development

The community development section, which contains the state-mandated land use element contains goals, policies and programs designed to direct the future growth of the community. It establishes the permitted uses of land and policies concerning urban design. The land use section identifies commercial, business park/industrial, office, flood plain, open space and public land use designations, and a range of residential designations. This element provides a guide for public facilities, special districts and other governmental issues.

Economic Development

The purpose of this section is to identify goals, policies and programs that would enhance the economic well-being of the community. This optional subject establishes policies intended to retain local businesses and attract new businesses.

Parks, Recreation and Open Space

This section identifies existing and planned parks, recreational facilities, trails and open space throughout the City. It addresses the level of existing park and recreational facilities, and policies for the provision of new facilities to meet the needs of the existing and future population. The conservation of non-recreational open spaces is also addressed in this section.

Circulation

The circulation section guides the design and development of the transportation system to support planned growth. Levels of service, mass transit, bicycle and pedestrian facilities and regional transportation plans are also addressed.

Safety

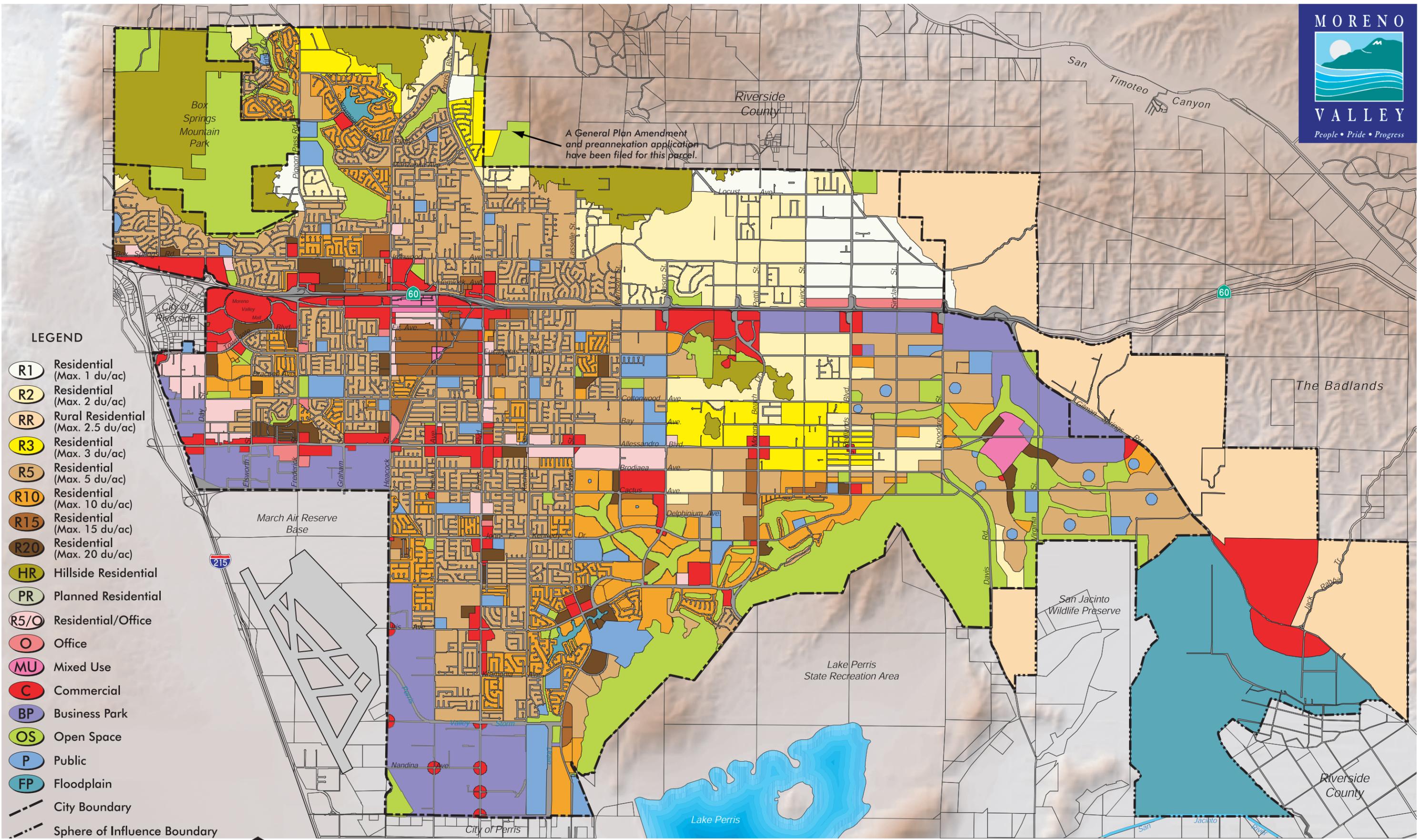
This section contains the state-mandated safety and noise elements. The purpose of this section is to identify and address hazards to people and property. It establishes goals, policies and programs to minimize hazards, while identifying actions needed to manage crisis situations such as earthquakes, fires and floods. This section addresses police services, fire and emergency services, animal control services, geologic hazards, air and water pollution, flood hazards, hazardous waste and air crash hazards.

Conservation

This section focuses on the conservation of natural resources, including biological resources, cultural resources, energy, agricultural resources, mineral resources, scenic resources and soil and water. It contains goals and policies to conserve environmental resources while providing opportunities for economic growth. This section also addresses the management of solid waste.

Housing

This section is intended to identify current and future housing needs and to set forth an integrated set of goals, policies and programs to assist in the preservation, improvement and development of housing for households of all income levels.



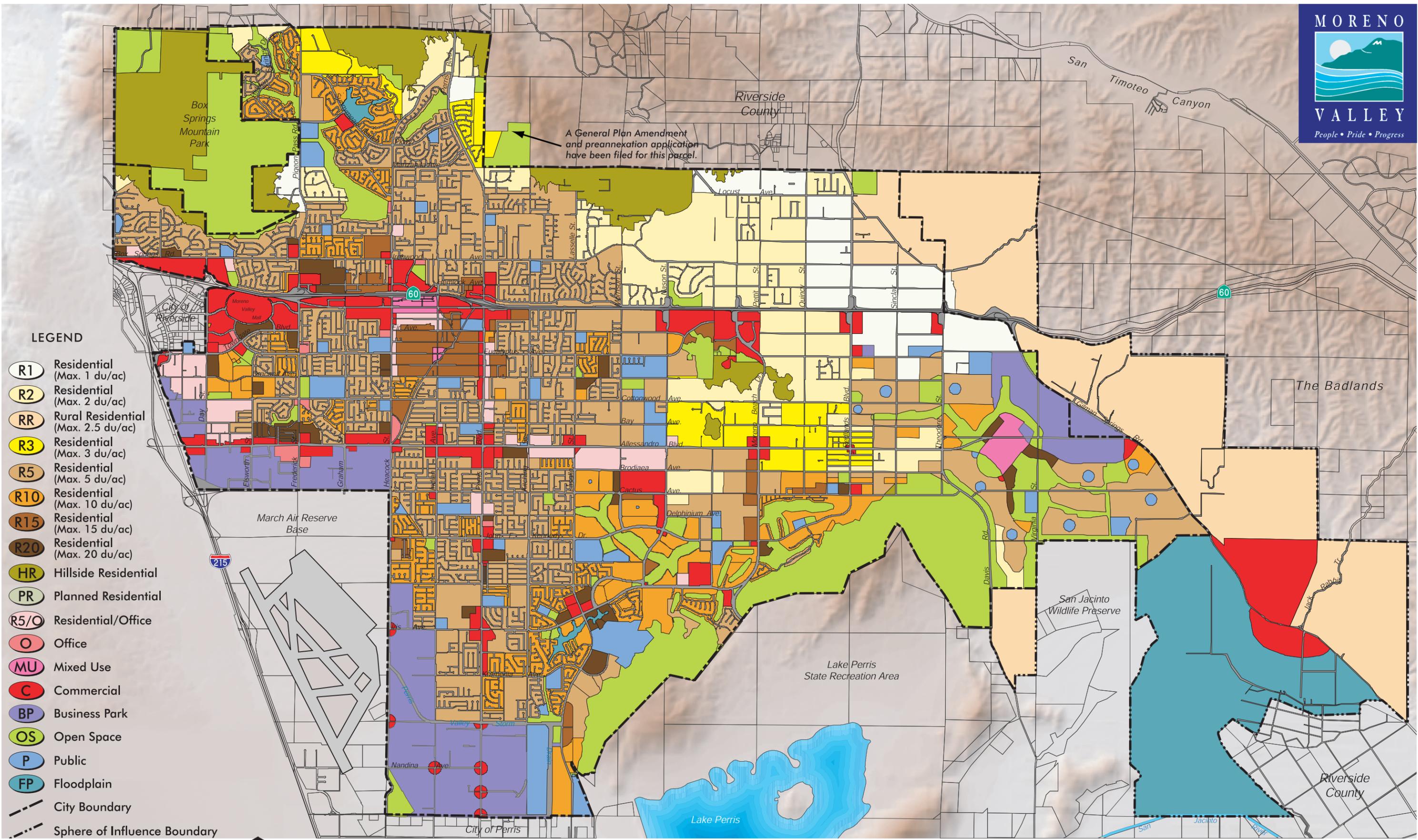
LEGEND

- R1 Residential (Max. 1 du/ac)
- R2 Residential (Max. 2 du/ac)
- RR Rural Residential (Max. 2.5 du/ac)
- R3 Residential (Max. 3 du/ac)
- R5 Residential (Max. 5 du/ac)
- R10 Residential (Max. 10 du/ac)
- R15 Residential (Max. 15 du/ac)
- R20 Residential (Max. 20 du/ac)
- HR Hillside Residential
- PR Planned Residential
- R5/O Residential/Office
- O Office
- MU Mixed Use
- C Commercial
- BP Business Park
- OS Open Space
- P Public
- FP Floodplain
- City Boundary
- Sphere of Influence Boundary

Sources: County of Riverside GIS, City of Moreno Valley, USGS



Figure 3-3
Land Use Alternative 2



LEGEND

- R1** Residential (Max. 1 du/ac)
- R2** Residential (Max. 2 du/ac)
- RR** Rural Residential (Max. 2.5 du/ac)
- R3** Residential (Max. 3 du/ac)
- R5** Residential (Max. 5 du/ac)
- R10** Residential (Max. 10 du/ac)
- R15** Residential (Max. 15 du/ac)
- R20** Residential (Max. 20 du/ac)
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Sources: County of Riverside GIS, City of Moreno Valley, USGS



**Figure 3-4
Land Use Alternative 3**

INTENDED USES OF THE PROGRAM EIR

The City will review subsequent implementation projects for consistency with the Program EIR and prepare appropriate environmental documentation pursuant to CEQA provisions for Program EIRs and subsequent projects. Section 1.0, Introduction of this EIR, provides a more detailed description of the Program EIR process. Subsequent projects under the Program EIR may include the following implementation activities:

- Rezoning of properties;
- Approval of specific plans;
- Approval of development plans, including tentative maps, conditional use permits, and other land use permits;
- Approval of development agreements;
- Approval of facility and service master plans and financing plans;
- Approval and funding of public improvements projects;
- Approval of amendments to the Municipal Code;
- Issuance of municipal bonds; and
- Acquisition of property.

The following responsible and trustee agencies may utilize this Program EIR in conjunction with discretionary approvals that may occur as part of subsequent development activities within the City. These agencies and approvals may include, but are not limited to, the following:

- California Department of Transportation (Caltrans) – right of way permits
- United States Army Corps of Engineers – Section 404 permits
- Regional Water Quality Control Board – Section 401 certifications, NPDES permits
- U.S. Fish and Wildlife Service – Section 7 or 10(a) consultation
- South Coast Air Quality Management District – air quality permits
- California Department of Fish and Game – Section 1601 Streambed Alteration Agreements

ALTERNATIVES

In addition to the three General Plan land use alternatives examined in detail, Section 6.0 of this EIR includes evaluation of the following alternatives in less detail:

- Increased Preservation of Agricultural Land
- Reduced Density

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