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## NOTICE OF PREPARATION

### Program Environmental Impact Report

#### MoVal 2040: Moreno Valley Comprehensive General Plan Update, Housing Element Update, and Climate Action Plan

**Date:** March 9, 2020

**To:** Reviewing Agencies, Interested Parties, and Organizations

**Subject:** Notice of Preparation of a Program Environmental Impact Report for MoVal 2040: The Moreno Valley Comprehensive General Plan Update, Housing Element Update, and Climate Action Plan

**Scoping Meeting:** Saturday, March 14, 2020, 2:00 p.m. – 4:00 p.m.  
City Hall – Council Chambers  
14177 Frederick Street, Moreno Valley, CA

(The scoping meeting is being held in conjunction with one of five public workshops on the General plan update.)

**Comment Period:** March 9, 2020 to April 9, 2020

The City of Moreno Valley (City) is updating its General Plan and Housing Element and preparing a Climate Action Plan (Project) to address communitywide greenhouse gas (GHG) emissions. The City as the lead agency has determined that the Project, also known as MoVal 2040, will require the preparation of a Program Environmental Impact Report (Program EIR) in compliance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; hereafter CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

We need to know your views or the views of your agency or organization as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Project. If applicable, your agency will need to use the Program EIR prepared by our agency when considering your permit(s) or other approval(s) for the Project. The project description, location, and the potential environmental effects are contained in the attached materials. Since the City has determined that a Program EIR is required for the Project, pursuant to Section 15060(d) of the CEQA Guidelines (14 CCR 15000 et seq.), preparation of an Initial Study is not

required and, therefore, one has not been prepared. Due to time limits mandated by state law, your response to this NOP must be submitted at the earliest possible date but no later than the close of the NOP review period, which runs as follows: March 9, 2020 – April 9, 2020. Written comments should be addressed to:

Chris Ormsby, AICP, Senior Planner  
Community Development Department  
City of Moreno Valley  
14177 Frederick Street, Moreno Valley, CA 92553  
chriso@moval.org

**Project Title:** MoVal 2040: Comprehensive General Plan Update, Housing Element Update, and Climate Action Plan

**Project Applicant:** City of Moreno Valley

## **PROJECT SETTING**

Moreno Valley is located within the northwestern portion of Riverside County in the southern, Inland Empire portion of the state of California. Moreno Valley is located approximately 63 miles east of downtown Los Angeles, 49 miles east of Irvine, and 43 miles west of Palm Springs. State Route 60, which runs through the northern portion of Moreno Valley (east and west direction), and Interstate 215, which runs in proximity to the westerly city limits (north and south direction), serve to connect the city to other communities throughout the region. The city is accessible via public transportation by rail, through Metrolink located approximately one-half mile west of the City limits, and aircraft at the March Inland Port located at the March Air Reserve Base, which is south and west of the City limits.

The Planning Area for the Project includes the approximately 50 square miles within the City limits, and its approximately 18-square-mile Sphere of Influence, which includes land outside but adjacent to the City limit that represents the probable future boundary of the City as determined by the Riverside County Local Agency Formation Commission (LAFCO). (see Figure 1) The city's picturesque valley setting is bounded to the north by the Box Springs Mountains, the Badlands to the east, and the mountains of the Lake Perris Recreation Area, Mystic Lake floodplain, and San Jacinto Wildlife Area to the south. March Air Reserve Base to the southwest, and the City of Riverside to the west of the city.

Moreno Valley is a diverse and growing community of approximately 207,000 people. It has a majority Latino population and a relatively young and dynamic population. The city has seen significant employment growth in recent years, having created 20,000 new jobs locally since 2013, the City looks forward to continued growth. Today, the city is home to 4,500 businesses, including many Fortune 500 and international companies such as Amazon, Proctor & Gamble, Skechers USA, and Karma Automotive. Other important institutions established in the City include the Riverside University Health System – Medical Center, a public teaching hospital, the Kaiser Permanente Hospital, and Moreno Valley College.

## PROJECT DESCRIPTION

In February 2020, the City Council approved the key elements of a vision for the future of the community to guide the Project that include:

- Sustaining a dynamic local economy, building on the clusters of medical and education institutions to provide more jobs locally and reduce the need for residents to commute long distances to jobs outside Moreno Valley. This will involve creating a flexible land use framework that facilitates job growth over time and ensures a high quality of life in the community. It will also involve a focus on education, training, and workforce development to ensure that local residents can access new jobs created in the community.
- Fostering vibrant gathering places that serve as focal points in the community and inviting gateways that announce entry into Moreno Valley. A town center is envisioned as a place where residents and visitors can come together to shop, dine, do business, and enjoy leisure time. Additional cultural, sports, recreational, and leisure facilities and programming is also envisioned. Future gathering places should reflect the cultural diversity of Moreno Valley.
- Promoting healthy, livable neighborhoods with a range of housing options suitable to people of all ages and stages of life and with safe, accessible parks, community gardens, and other opportunities for neighbors to interact with one another on a daily basis. This will also involve enhancing roadway safety, particularly near schools and along bicycle routes, while also ensuring roads are maintained in good condition and circulation is facilitated for a range of travel modes.
- Strengthening community identity, building community bonds, and enhancing local sense of pride. Attractive development at key gateways into the city, neighborhood beautification efforts, preserving and enhancing the natural elements that contribute to the character of the city, and promoting a range of festivals and events that bring people together throughout the year will all build local pride in Moreno Valley as a complete live-work-play community.

The Project will involve a comprehensive update to all elements of the General Plan, and the addition of two new elements, Economic Development and Healthy Communities, to incorporate strategies for achieving the vision, complying with new State law that has come into force since the Moreno Valley General Plan was last comprehensively updated, and addressing emerging trends and new technologies. The Housing Element will be updated to accommodate the City's 6th Cycle Regional Housing Need Assessment (RHNA) allocation. Additionally, a Climate Action Plan will be prepared that includes a community-wide inventory of GHG emissions and a strategy for reducing them to achieve State-mandated targets.

## PROBABLE ENVIRONMENTAL EFFECTS

The Program EIR will address the following resources categories: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, wildfire, cumulative impacts, and growth-inducing impacts.

Given the local context of Moreno Valley, it is anticipated that the following issues will be central to the environmental analysis:

- Given the extent of air pollution in the South Coast Air Basin and the projected growth of the logistics industry in the region, a careful examination of potential impacts to air quality from implementation of the Project will be required.
- Moreno Valley is located in a seismically active region and three branches of the San Jacinto Fault run through the eastern portion of the planning area. Additionally, other active faults exist in the region, including the San Andreas Fault, located approximately 15 miles northeast, and the Elsinore Fault, located approximately 17 miles southwest that could also generate ground shaking within the city. The Program EIR will closely consider potential impacts related to seismicity in this context.
- Wildfire is a growing concern throughout California, and while the risk of wildfire within most of the city is considered minimal given the extent of urban development, areas within and adjacent to the southern, eastern, and northern portions of the planning area are classified as having Extreme risk. The Program EIR will carefully consider impacts from the Project on wildfire risk.
- Moreno Valley has a long history of flooding, sustaining damage in 2012 and 2015. The City's Master Drainage Plan proposes the construction of detention basins, debris basins, open channels and a network of underground storm drains to provides flood protection from the 100-year storm event. The Program EIR will carefully consider impacts from buildout of the Project on flooding risk.
- Potential cumulative effects related to GHG emissions and traffic and transportation will also be quantified and assessed.

## SCOPING MEETING

Pursuant to Section 21083.9(a)(2) of CEQA (California Public Resources Code, Section 21000 et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental impacts. The City has determined that this project meets this threshold. A public scoping meeting has been scheduled and will be held on Saturday, March 14, 2020, from 2:00 to 4:00 p.m., at 14177 Frederick Street, in the City Hall Council Chambers. Verbal and written comments regarding the scope of the proposed Program EIR will be accepted at the meeting. Written comments can also

be mailed to the above-mentioned address, addressed to Chris Ormsby, before the close of the NOP public comment period.

Please contact Chris Ormsby at 951.413.3229 or [chriso@moval.org](mailto:chriso@moval.org) with any questions regarding this notice or the scoping meeting.



Patty Nevins  
Planning Official



Date



**Figure I Planning Area**

