



**Community Development Department  
Planning Division**  
14177 Frederick Street  
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Telephone: (951) 413-3206  
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**Date: October 6, 2023**

**TO:** Office of Planning and Research, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

**SUBJECT: Notice of Preparation of a Subsequent Environmental Impact Report for the Aquabella Specific Plan Amendment Project**

**LEAD AGENCY:**

City of Moreno Valley  
Community Development Department  
14177 Frederick Street  
P.O. Box 88005  
Moreno Valley CA 92552-0805  
Telephone: (951) 413-3206  
Contact: Oliver Mujica, Contract Planner  
Email: [planningnotices@moval.org](mailto:planningnotices@moval.org)

**EIR CONSULTANT:**

Dudek  
605 Third Street  
Encinitas, CA 92024  
(760) 479-4299  
Contact: Carey Fernandes  
Email: [cfernandes@dudek.com](mailto:cfernandes@dudek.com)

The City of Moreno Valley, as lead agency under the California Environmental Quality Act (CEQA), will prepare a Subsequent Environmental Impact Report (SEIR) for the Aquabella Specific Plan Amendment Project (Project) in compliance with the CEQA (Public Resources Code § 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000, et seq. ["CEQA Guidelines"]). This will be an SEIR to the Moreno Valley Field Station Specific Plan EIR (SCH No. 93113076). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. A copy of the NOP is also located at the City of Moreno Valley and available on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

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 30 days after receipt of this notice or November 6, 2023.

Please send your comments to Oliver Mujica, Contract Planner, at the City of Moreno Valley address listed above. Please include your name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

**PROJECT APPLICANT:** T/Cal Realty II, LLC

**PROJECT TITLE:** Aquabella Specific Plan Amendment

October 2023

## **Notice of Preparation and Public Scoping Meeting Notice**

### **Aquabella Specific Plan Amendment**

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**LOCATION:** The Project site is comprised of approximately 673.2 acres of land located in the southeastern portion of the City of Moreno Valley, California, bordered by Cactus Avenue, Brodiaea Avenue, Iris Avenue, Laselle Street, and Oliver Street. (See **Figure 1, Regional Location Map.**)

**PROJECT SETTING:** The Project site consists of the area designated Aquabella Specific Plan (Specific Plan No. 218), together with two small residential parcels located along the eastern boundary of the site, APNs: 486-280-056; 486-300-012 and 013; 486-310-014; 486-310-035; 486-320-009 through 012; and 486-522-013. The Project site is located east of I-215, south of SR-60, and north of Lake Perris on Cactus Avenue and Nason Street, east of Laselle Street, north of Iris Avenue, west of Oliver Street, and south of Brodiaea Street. The Project site is in Sections 15, 16, 21, and 22 of Township 3 South, Range 3 West on the USGS Sunnymead 7.5 Minute Quadrangle. (See **Figure 1, Regional Location Map.**)

The 2040 General Plan Land Use and Community Character Element designates the central Project site as Downtown Center (DC), Aquabella Specific Plan. The two additional parcels (totaling 14.6 acres) are designated R-5 Residential under the 2040 General Plan, which allows for single-family detached housing of 5 units/acre. The Zoning Map designates the central Project site as Downtown Center-Specific Plan (DC-SP), SP 218, indicating its zoning is Downtown Center and SP 218. The two additional parcels are zoned as R-5, Suburban Residential. (See **Figure 2, City of Moreno Valley - Existing Land Use**, and **Figure 3, City of Moreno Valley - Existing Zoning.**)

Master-planned, mixed-use residential development has long been the intended use of the Project site. Approved in 1999, the Field Station Specific Plan (Specific Plan No. 218) envisioned development of 2,922 single- and multi-family homes on approximately 399 acres, a 148.7-acre golf course, 51 acres of parks, 24 acres of retail/commercial, and 80 acres of school and recreational areas, including a high school, middle school, two elementary schools, ball fields, and active play areas. Other proposed improvements covered traffic circulation, flood control, and water and sewer services. The Field Station Specific Plan was the subject of full environmental review and analysis under CEQA in an EIR prepared for the Field Station Project (SCH No. 93113076) and a Supplemental EIR (SCH. No. 1993112076).

In 2005, the first Aquabella Specific Plan Amendment proposed to modify the approved plan to designate 2,702 of the 2,922 homes as age-restricted for seniors, to update commercial uses, to eliminate the elementary and middle schools, and to replace the golf course with a 40-acre lake complex, clubhouse facilities, trail and bicycle paths, and other amenities. The Aquabella Specific Plan was evaluated in an Addendum prepared pursuant to CEQA.

Significant portions of these prior approvals have been implemented in the intervening years. About 66 percent of the site (446 acres) has been graded, including the approved lake complex. The required permits to address impacts to onsite drainages have been obtained and regional drainage and flood control improvements have been completed, including a concrete-lined channel. Following the construction of the concrete-lined channel, an earthen bypass channel was built parallel to the channel to the south and planted with native vegetation leading to a bio-basin to meet the federal and state agency water quality requirements. Onsite backbone infrastructure and transportation facilities have been installed, including the extension of Nason Street between Cactus Avenue and Iris Avenue, and improvements to Cactus Avenue. Two deep groundwater wells have been drilled and tested, providing a supplementary water source that would be used in implementing and maintaining the Project. The 50-acre Vista del Lago High School has been built. In addition, the first residential phase of development, a 220-unit multi-family residential complex situated on the Project site's northwest corner within Planning Area 2, has been completed. (See **Figure 4, Prior Implementation and Revised Footprint.**)

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The Project site's surrounding area is urbanized with a variety of residential densities, education, medical, and other uses. The Riverside University Health System Medical Center, a public teaching hospital, is along a portion of the Project site's northern boundary, and the Kaiser Permanente Hospital and medical complex is along a portion of the site's southern boundary. Residential uses surround the Project site to the west, northwest, northeast, south, and east, along with several neighborhood parks. Landmark Middle School and the Rancho Del Sol golf club are located east of the Project site. The Lake Perris State Recreation Area is approximately one-half mile to the south of the Project site. The Moreno Valley College is approximately 1 mile south of the Project site, and the World Logistics Center logistics campus is located approximately 2.5 miles northeast of the Project site (see Figures 1 and 2).

The 2040 General Plan Land Use Element designates the area adjacent to the Project site to the north as Downtown Center (DC) and Residential 5 (R5; 5 units/acre); to the east as DC, R5, Residential 2 (R2; 2 units/acre), Public, and Open Space; to the south as Residential 10 (R10; 10 units/acre), R5, Public, and Open Space; and to the west as R5 and R10. Figure 2 depicts the urbanized land uses surrounding the Project site.

**PROJECT DESCRIPTION:** The Project would continue to implement a mixed-use residential community on the Project site with commercial uses, a lake complex and lake promenade, and other amenities, while modifying residential uses to better help the City meet local and regional housing goals. The Aquabella Specific Plan Amendment would provide a comprehensive update to land use and other plans, site development standards, design guidelines, and implementation measures necessary to implement the new vision for the Aquabella mixed-use planned community.

The proposed Project would amend SP 218 to develop the remaining 673.2 acres of the site with multi-family and workforce housing options, while providing a town center for recreation, shopping, and entertainment. The proposed Project would include phased development of 15,000 residential units and workforce housing options for all ages and income levels; a 49,900 square foot (sf) mixed-use commercial and retail town center; 80 acres of parks (comprised of a 40-acre lake, a 15-acre lake promenade, and an additional 25 acres of parks); and 40 acres of schools, with up to three elementary school sites and one middle school site. Updated public services and facilities; infrastructure improvements; and other amenities would also be included.

The proposed Project would add two parcels totaling 14.6 acres on the eastern boundary of the site to the Specific Plan area. At the same time, land that was previously included in the Specific Plan area for certain improvements or uses that have already been completed (i.e., flood channel, Nason Street and Cactus Avenue improvements, Vista Del Lago High School, and the 220-unit residential development on the northwest corner) will no longer be a part of the proposed Specific Plan area. (See **Figure 5, Proposed Project Land Use Plan.**)

#### **ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE SEIR**

The City of Moreno Valley has determined that a SEIR is required to satisfy environmental review for the proposed project. The SEIR will address the changes to the Project, its circumstances, and significant new information that has occurred since the City previously certified a prior EIR, supplemental EIR, and addendum for development of the site. (CEQA Guidelines § 15162, 15163.). Therefore, as allowed under CEQA Guidelines Section 15060(d), no Initial Study will be prepared. The SEIR will focus on the potentially significant effects of the Project, discuss any effects found not to be significant, and assess the direct,

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indirect, and cumulative impacts, as well as growth-inducing effects. The SEIR will include an evaluation of the following environmental issues:

- Aesthetics
- Agriculture and forestry resources
- Air quality
- Biological resources
- Cultural resources
- Energy
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology/water quality
- Land use and planning
- Mineral resources
- Noise
- Population/housing
- Public services
- Recreation
- Transportation
- Tribal cultural resources
- Utilities and service systems
- Wildfire

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project related impacts. A mitigation monitoring program will also be developed as required by Section 15150 of the CEQA Guidelines.

This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Moreno Valley in the SEIR.

#### SCOPING MEETING

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation of the Project and the CEQA process. The scoping meeting will be held at City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553 in person on October 25, 2023, at 6:00 p.m.

Please contact the Community Development Department, Planning Division at (951) 413-3215 if you have any questions.

Sincerely,



Oliver Mujica  
Contract Planner

October 2023

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### **Attachments:**

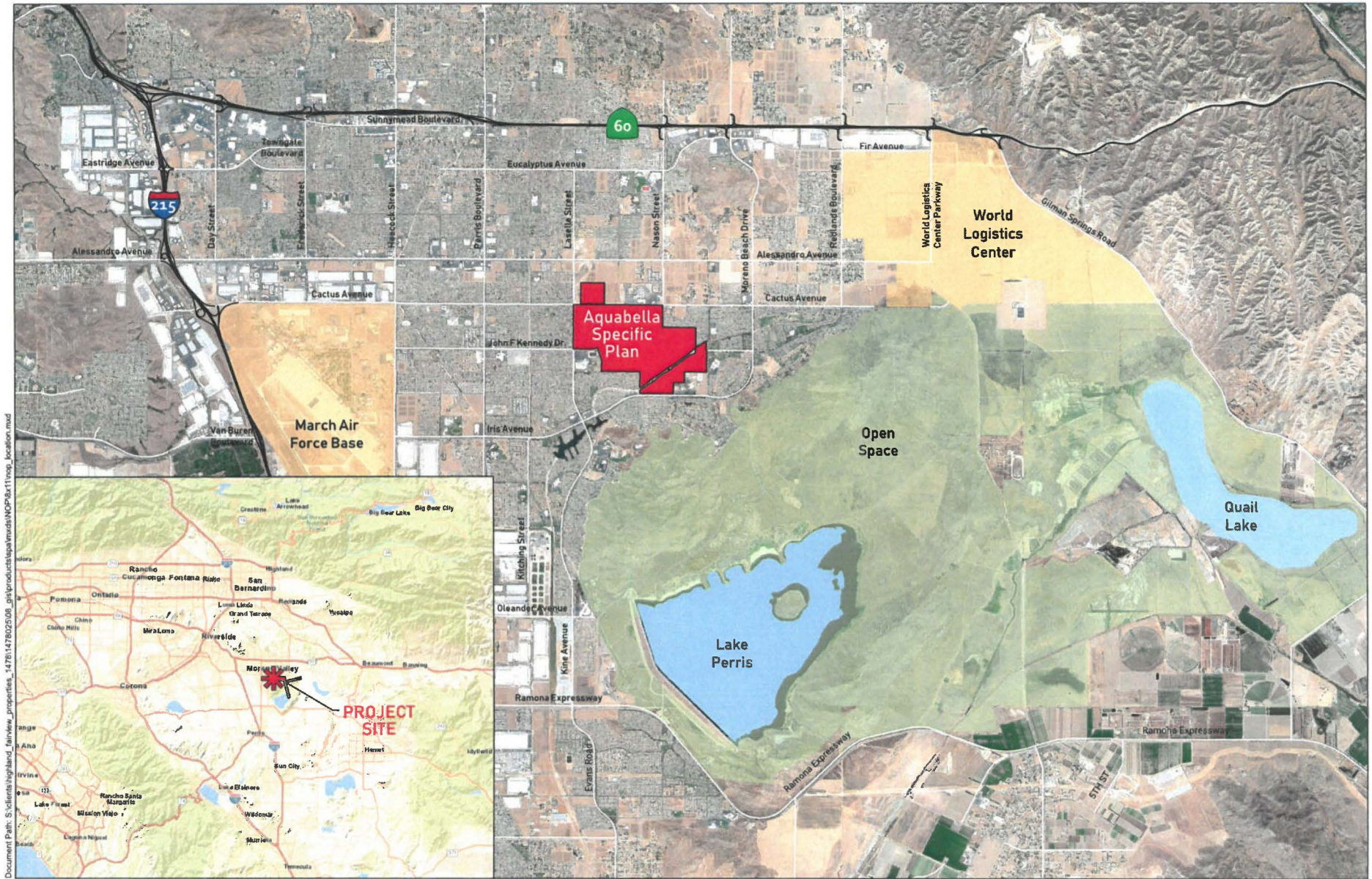
Figure 1 -- Regional Location Map

Figure 2 -- City of Moreno Valley - Existing Land Use

Figure 3 -- City of Moreno Valley - Existing Zoning

Figure 4 -- Prior Implementation and Revised Footprint

Figure 5 -- Proposed Project Land Use Plan



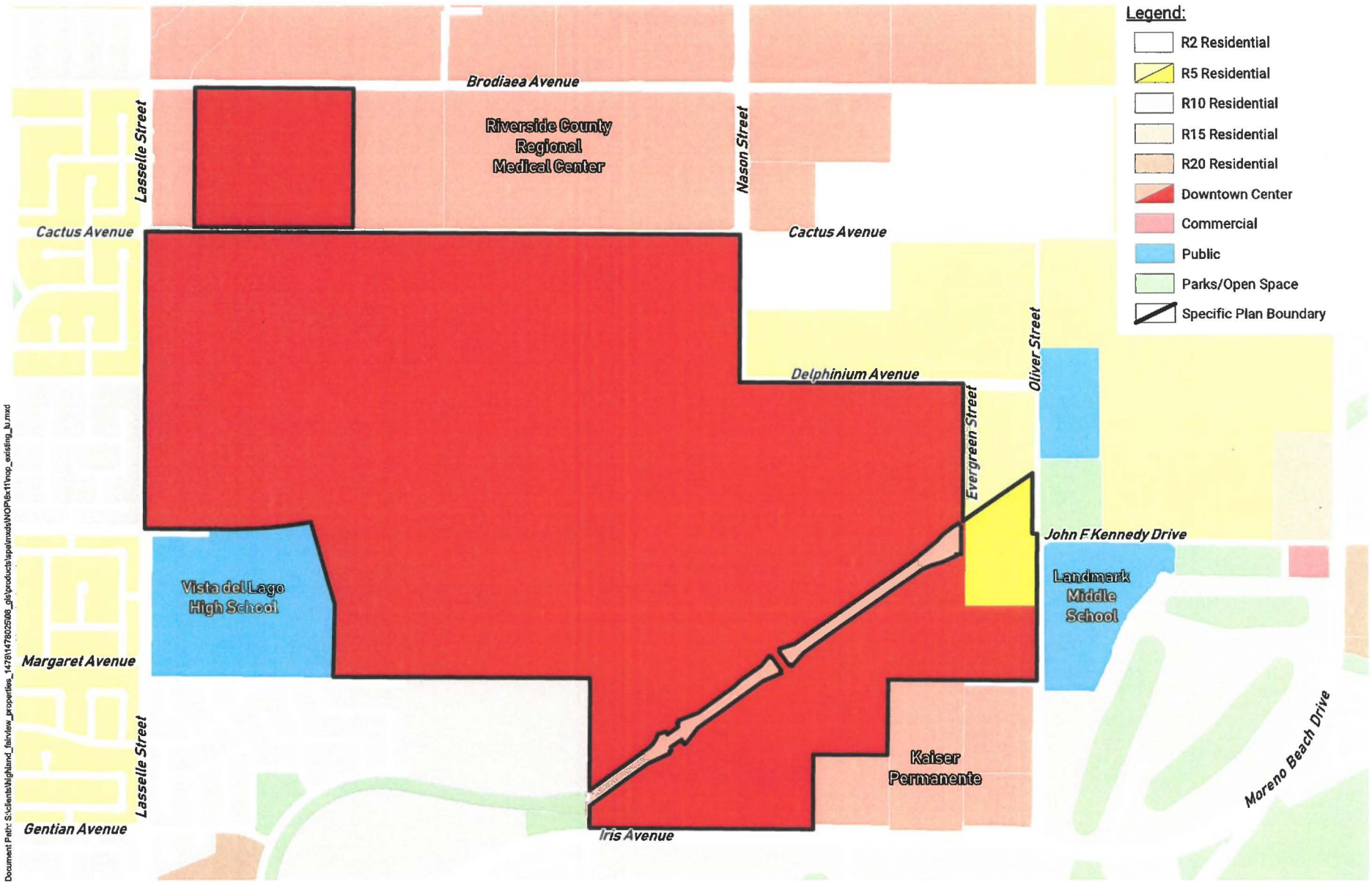
**AQUABELLA**  
 RANCHO BELAGO, CA



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May 2023

Figure 1  
**Project Location**



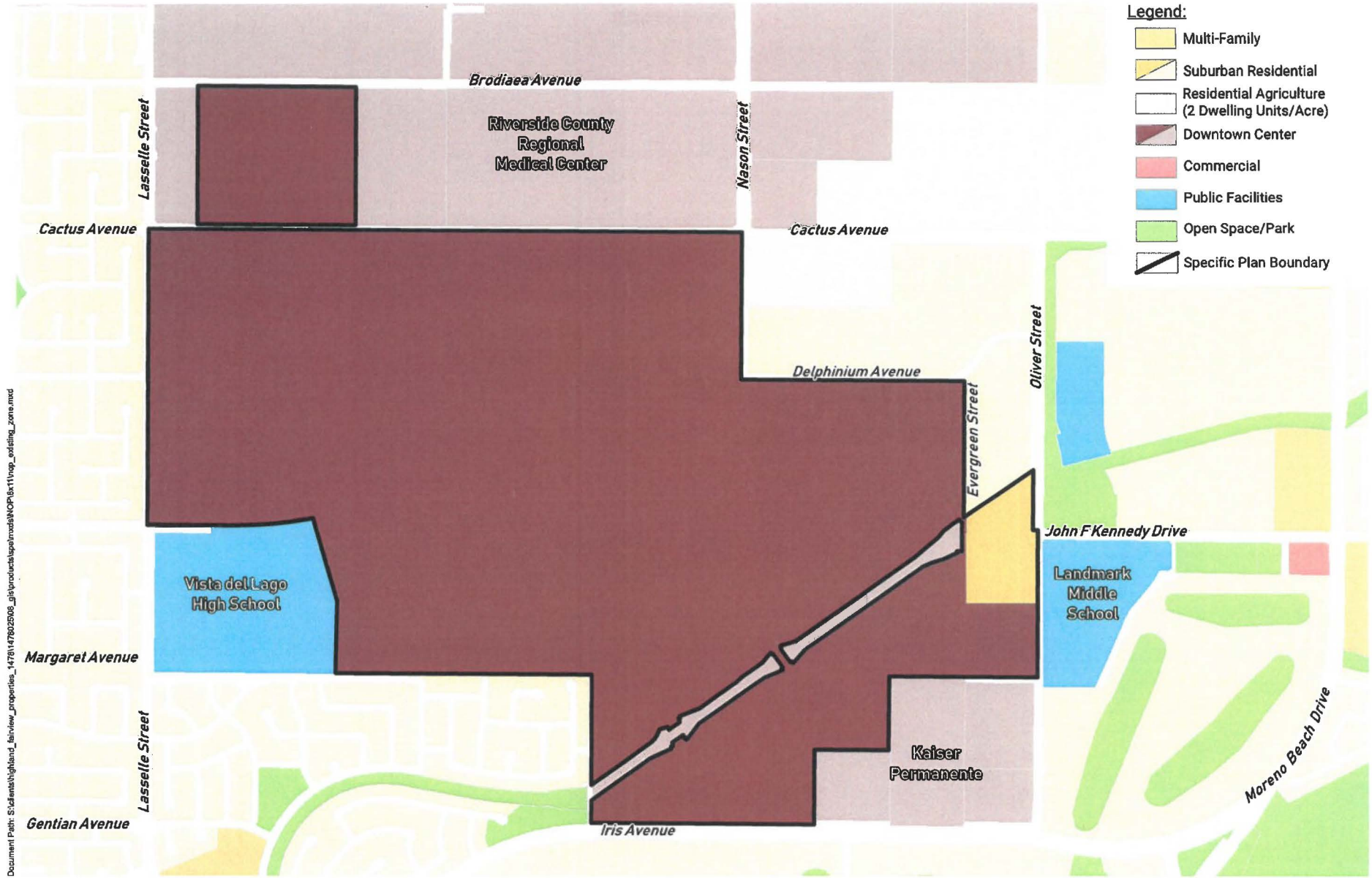
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**AQUABELLA**  
RANCHO BELAGO, CA



Figure 2  
City of Moreno Valley - Existing Land Use





- Legend:**
- Multi-Family
  - Suburban Residential
  - Residential Agriculture (2 Dwelling Units/Acre)
  - Downtown Center
  - Commercial
  - Public Facilities
  - Open Space/Park
  - Specific Plan Boundary

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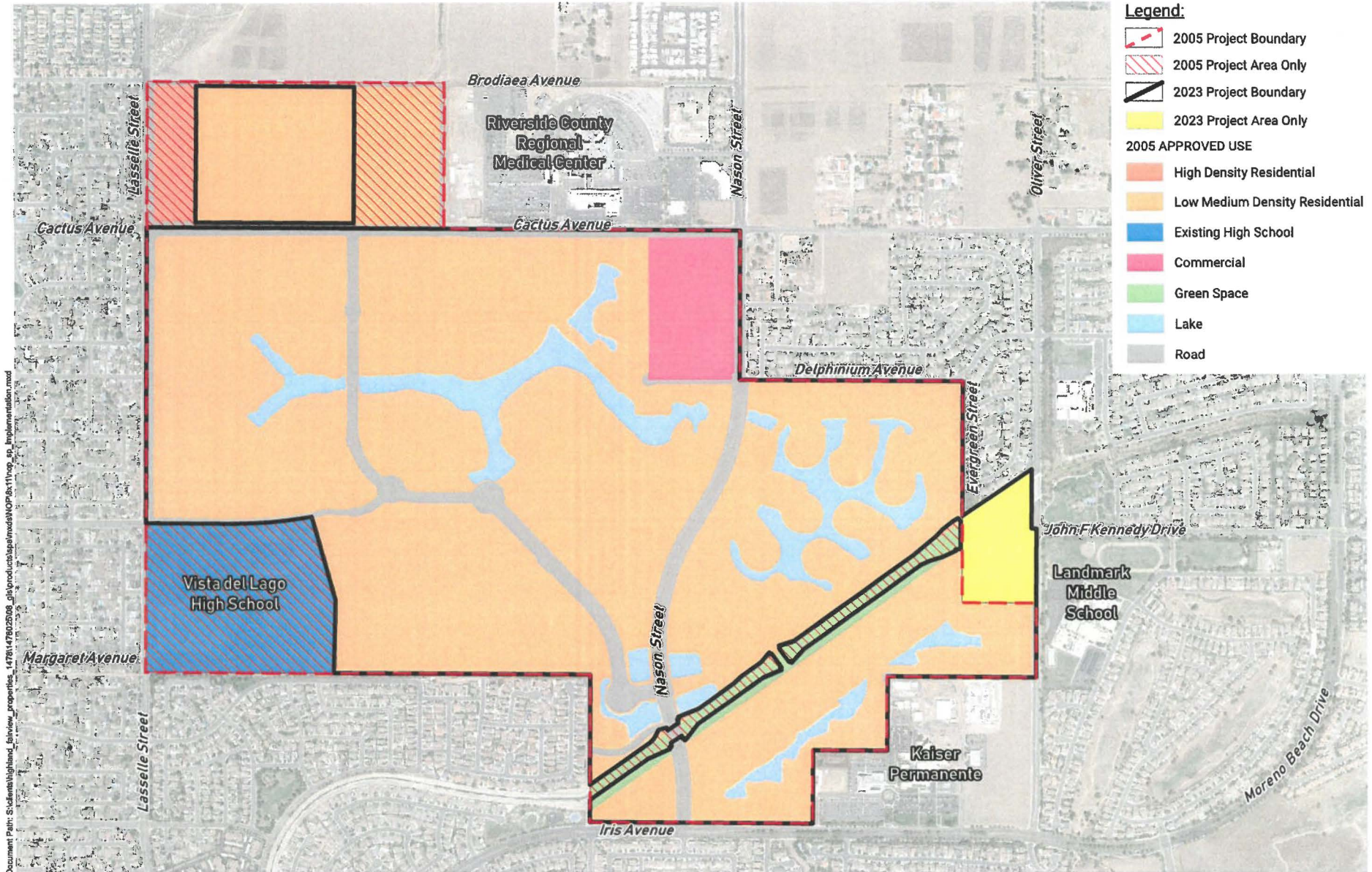
**AQUABELLA**  
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Figure 3  
**City of Moreno Valley - Existing Zoning**







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May 2023

Figure 4  
Prior Implementation and Revised Footprint

