
5.1 LAND USE

ENVIRONMENTAL SETTING

Existing Land Uses in the Planning Area

Figure 5.1-1 depicts the existing land use distribution within the Planning Area. **Table 5.1-1** depicts the estimated acreage and/or level of development (i.e., dwelling units or square footage) associated with each of the land uses shown in **Figure 5.1-1**. Land use within Moreno Valley is 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. 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.

Industrial development is concentrated 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.

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.

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 State 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, a passive park suited to hiking and horseback riding.

**TABLE 5.1-1
EXISTING LAND USES**

Land Use	Units	Quantity
Residential – Single Family Detached ¹	DU	37,116
Residential Multi-Family Attached	DU	4,929
Commercial ²	GLA	9,234
Professional Office	GFA	1,025
Public ³	GFA	7,998
Business Park/Industrial	GFA	2,537
Park	AC	291
Open Space	AC	4,664
Agriculture	AC	3,605
Vacant	AC	18,852
POPULATION		143,833

Sources: Department of Finance 2002 Estimates and P&D Consultants, August 2003.

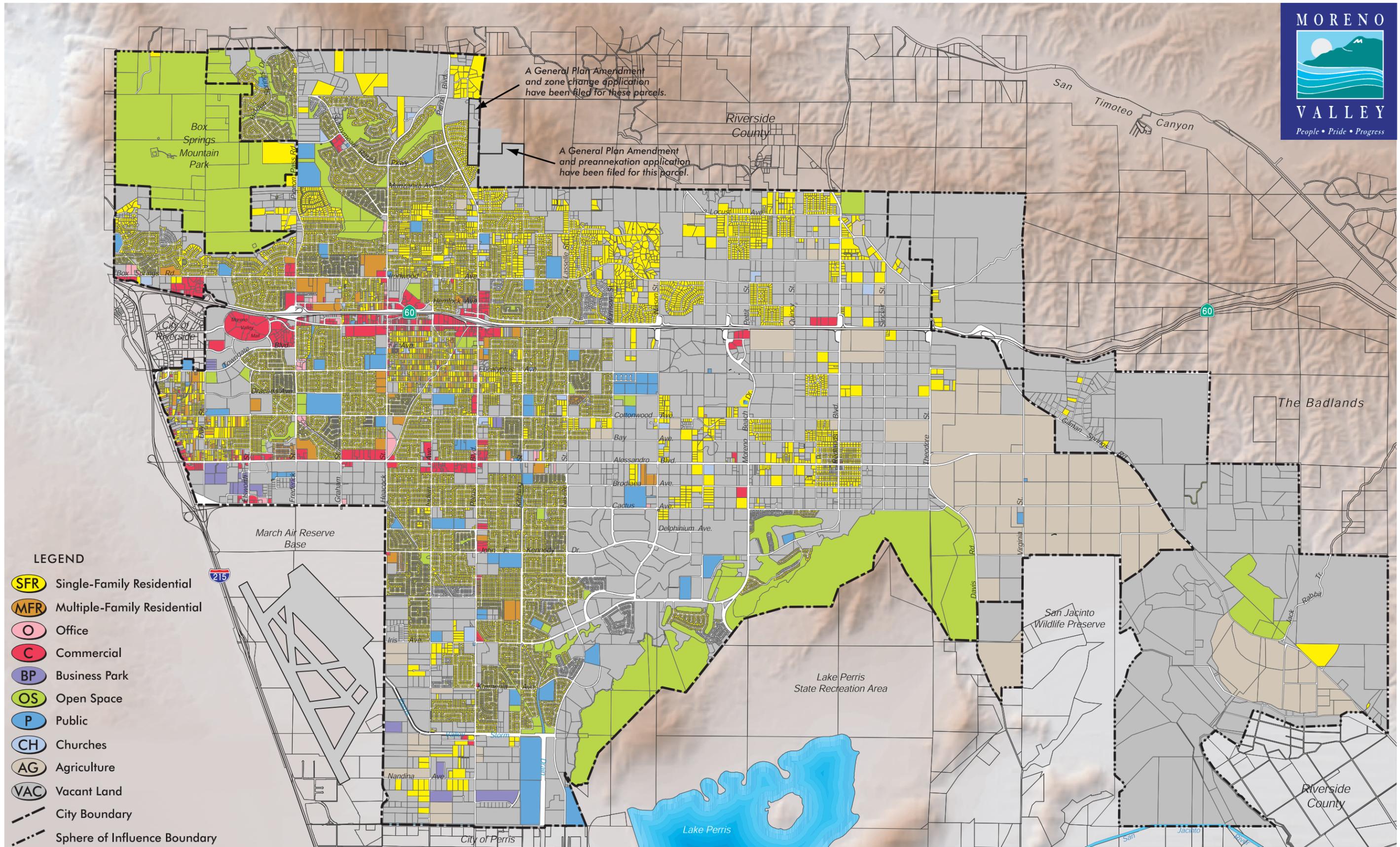
Notes:

- 1 – includes mobile homes
- 2 – includes neighborhood, community, and regional commercial
- 3 – 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

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, 1996, creating March Air Reserve Base. In the year 2003, March Air Reserve Base was home to the 452nd Air Mobility Wing, the California Air National Guard and a range of other federal tenants.

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. As of the year 2003, the civilian aviation emphasis was on air cargo. March Field Park, the Ben Clark Training Center, the March Field Museum and the General Archie J. Old Golf Course are among the non-military uses on the former base property.



- LEGEND**
- SFR Single-Family Residential
 - MFR Multiple-Family Residential
 - O Office
 - C Commercial
 - BP Business Park
 - OS Open Space
 - P Public
 - CH Churches
 - AG Agriculture
 - VAC Vacant Land
 - City Boundary
 - Sphere of Influence Boundary

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



Figure 5.1-1
Existing (2000) Land Use Distribution in the Planning Area

Related Plans and Policies

City of Moreno Valley Municipal Code

The Municipal Code zoning regulations and Official Zoning Atlas identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

Specific Plans

Much of the development in the City was planned and developed per Specific Plans. These plans typically include specific zoning designations and standards for development within the specific plan areas. Some of the Moreno Valley specific plans include the Towngate, Moreno Valley Ranch, Sunnymead Ranch, Hidden Springs, Moreno Highlands, and Eastgate Specific Plans.

City of Moreno Valley Redevelopment Plan

The City of Moreno Valley created a Redevelopment Agency in accordance with the California Community Redevelopment Law to eliminate blight within the redevelopment planning area. With the adoption of Assembly Bill 1290, the Redevelopment Agency has prepared a five-year implementation plan, which was updated in 1999, for the redevelopment planning areas. The Redevelopment Plan is general in nature and does not include redevelopment proposals for individual properties.

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP establishes the framework for the conservation of plants and animals and establishing habitat reserves while allowing growth and development in Western Riverside County. The MSHCP is discussed in greater detail in *Section 5.9 Biological Resources* of this EIR.

Air Installation Compatible Use Zone (AICUZ) Study

In 1998, the United States Air Force prepared an Air Installation Compatible Use Zone (AICUZ) Study for the March Air Reserve Base. This study identifies areas subject to aircraft safety and noise concerns, as well as identifying appropriate land uses for those areas subject to these concerns. **Figures 5.4-1** and **5.5-3** of this EIR depict the noise and safety contours as identified in the AICUZ Report, respectively. Moreno Valley adopted the AICUZ Report guidelines for land uses within those areas that are most susceptible to air crashes.

SCAG Regional Plan

The Southern California Association of Governments (SCAG) is responsible for much of the regional planning in this area of Southern California. SCAG has been preparing long range growth and development plans for the Southern California region since the early 1970s. This program provides a framework for coordinating local and regional decisions regarding future growth and development. An important component of this process is the preparation of growth forecasts.

The adopted growth forecast becomes the basis for SCAG's functional plans (transportation, housing, air and water) for the region. The population totals and growth distribution are used in planning for future capacity of highways and transit systems, and the quantity and location of housing sewage treatment systems.

SCAG Growth Management Plan

The SCAG Growth Management Plan recommends methods to direct regional growth to minimize traffic congestion and better environmental quality. The goals of the Growth Management Plan include balancing jobs and housing. While SCAG has no authority to mandate implementation of its Growth Management Plan, the principal goals of the plan have implications for the land use policies in Moreno Valley.

Western Riverside County Association of Governments (WRCOG) Sub-Regional Comprehensive Plan

The WRCOG Sub-Regional Plan is a local plan intended to implement regional goals and objectives, including those contained in the SCAG Regional Plan and the South Coast Air Quality Management Plan. The Sub-Regional Plan establishes goals and objectives in the areas of growth management, economic development, mobility, air quality, housing, open space and habitat conservation, water resources, and solid waste.

Riverside County General Plan

Moreno Valley's sphere of influence is under the jurisdiction of the County of Riverside. The Reche Canyon/ Badlands Area Plan (Area Plan) portion of the Riverside County General Plan governs land use within the sphere of influence. Development permitted under the Area Plan for the sphere of influence would be slightly less intense than that which would be allowed under any of the Moreno Valley General Plan alternatives. It is not necessary for the City and County plans for the sphere of influence to match.

The Riverside General Plan Policy RCBAP 7.4 requires coordination between City and County with respect to the sphere of influence. Policy RCBAP 7.4 reads as follows: "Development applications subject to the California Environmental Quality Act (CEQA) located within the City of Moreno Valley sphere of influence shall be forwarded to the City for review. If the development application requires zoning that would be

inconsistent with the City's General Plan, a meeting shall be arranged among City staff, County staff and the applicant to jointly review the subject development application, in order to develop a joint set of conditions/requirements."

THRESHOLD FOR DETERMINING SIGNIFICANCE

For the purposes of this EIR, a significant impact would occur if implementation of General Plan Alternatives 1, 2, or 3 would:

- *Physically divide an established community;*
- *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; or*
- *Conflict with any applicable habitat conservation plan or natural community conservation plan.*

ENVIRONMENTAL IMPACT

Proposed Land Use Pattern

The balance of land uses proposed within the planning area is intended to achieve a desirable community in which people can work, shop, reside, and recreate.

None of the General Plan alternatives propose any land uses or circulation element roadways that would divide an established community or be incompatible with existing or anticipated land uses. No significant impact associated with this issue will occur. The regulations in the City's Municipal Code, including the Zoning Ordinance, will continue to be enforced on all new and existing development, thereby reducing potential land use and operational incompatibilities to a level less than significant. Also, please see sections 5.3 *Air Quality*, 5.4 *Noise*, and 5.8 *Agricultural Resources* for the analysis of potential impacts to these environmental topics resulting from the land use plan.

Related Land Use Plans and Policies

City of Moreno Valley Zoning Ordinance

The Zoning Ordinance will be one of the primary tools for implementing general plan land use policy. Implementation of General Plan Alternatives 1, 2, or 3 will change existing General Plan land use designations for certain parcels within the planning area. The new land use designations may not be consistent with the existing zoning designations for those areas. Once one of the alternative General Plans is adopted, the City will update the Zoning Ordinance as necessary for consistency with the General Plan. No significant land use impact related to the Zoning Ordinance is anticipated.

Specific Plans

In some areas, the General Plan alternatives will create land use designations that are inconsistent with the specific plan zoning designations. The specific plans would have to be amended for consistency with the General Plan. The City has an established procedure for specific plan amendment. No significant land use impact related to these Specific Plans is anticipated.

City of Moreno Valley Redevelopment Plan

All of the three proposed General Plan Alternatives are consistent with the goals and policies contained in the Redevelopment Plan, including the overall goal to create a balanced city, including housing, industry and open space. The areas shown on the Redevelopment Plan map may be used for any of the various kinds of uses permitted by the General Plan. No significant land use impact related to the Redevelopment Plan is anticipated.

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The project's consistency with the MSHCP is discussed in detail in section 5.9 *Biological Resources* of this EIR. Please refer to that section for the analysis.

Air Installation Compatible Use Zone (AICUZ) Study

The three proposed General Plan Alternatives would result in the development of land surrounding the March Air Reserve Base. Based on the allowable uses identified in the AICUZ, the proposed development under any of the three General Plan Alternatives would be consistent with the AICUZ guidelines for land uses within the areas most susceptible to air crashes. As a result, no significant land use impact is anticipated.

SCAG Regional Plan and WRCOG Sub-Regional Plan

The General Plan is consistent with these regional plans by: 1) allowing for an adequate number of jobs (about 157,000) to meet the needs of local households (about 73,000 to 77,000); 2) arranging the pattern of commercial, residential, and recreational uses in a way that reduces motorized vehicle miles of travel; and 3) placing higher density housing along existing and anticipated bus routes, thereby supporting mass transit. When fully developed the plan would accommodate more households and more jobs than identified in the SCAG 2025 projections; however the SCAG projections do not include land within the City's Sphere of Influence, and the City does not anticipate buildout of the planning area to occur by 2025. The City will work with SCAG and WRCOG when those agencies update their regional projections. No impact associated with these regional plans is anticipated.

Riverside County General Plan

The Riverside County General Plan includes a small commercial area at the northwest and southeast corners of Alessandro Boulevard and Gilman Springs Road. The Moreno Valley General Plan allows industrial uses at the northwest corner and rural residential development at the southeast corner.

The Moreno Valley land use designations along the eastern boundary of the City are primarily Rural Residential and Hillside Residential within which the residential density would vary with slope gradient, averaging about one dwelling per 5 or 10 acres. The Riverside County land use designations in that area would allow an even lower density of development. The designations include: Estate Residential (2 acre minimum), Rural Residential (5 acre minimum), Conservation (Habitat), Open Space-Rural and Open Space - Recreation.

The floodplain of Mystic Lake is located in the sphere of influence at the southeast corner of the study area. The Moreno Valley General Plan designation for that area is Floodplain. Most of that area is already under public ownership for habitat conservation. The Riverside County land use designations within that area are Conservation and Conservation (Habitat).

The Primary difference between the Riverside County General Plan and the Moreno Valley General Plan is in the area of Quail Ranch Golf Course. The Moreno Valley General Plan designation for that area is Commercial in recognition of the existing golf course and the potential for expansion. The Riverside County General Plan designates the portion of that area southwest of Gilman Springs as Agriculture and Conservation (Habitat), identifies the golf course as Open Space Recreation and the immediate area around the golf course as Medium Density Residential (2-5 dwellings per acre). The area north of the existing golf course is designated Open Space – Rural.

Regardless of the land use designations, of the two plans, a large amount of the Moreno Valley sphere of influence would remain undisturbed should the Western Riverside County Habitat Conservation Plan be approved. Some land would also be acquired with mitigation fees. Some areas, known as Criteria Areas, would be evaluated on a case-by-case basis for acquisition, partial acquisition or other form of conservation.

No significant impact associated with the Riverside County General Plan will occur.

MITIGATION MEASURES

No mitigation is required, since no significant environmental impact is anticipated for any of the General Plan land use alternatives.

IMPACT AFTER MITIGATION

Not significant.

NOTES AND REFERENCES

None.