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Introduction

Framed by a backdrop of mountains and hills, Moreno Valley enjoys a beautiful setting and a strategic location with easy access Los Angeles, Orange County, and San Diego. The community has seen rapid population growth in recent decades as development has edged eastward from coastal communities, and today Moreno Valley is the second largest city in Riverside County and an important economic player in the region. The city is home to a host of thriving businesses, two major regional medical centers, and a young, diverse population.

Looking ahead, Moreno Valley is well positioned to serve as a model city in the Inland Empire and Southern California—a desirable place to live, work, and play. For the community to continue to flourish, it will need to remain focused on diversifying and growing the local job base; ensuring a variety of housing types that cater to people at all stages of life; building community identity and sense of place; and enhancing neighborhood livability. In rising to meet these challenges and turning them into opportunities for an even brighter future, Moreno Valley will emerge a stronger, more resilient, and prosperous community for all.

The General Plan is a dynamic document that sets forth conditions to guide how and where Moreno Valley will grow for years to come. This Plan reflects community aspirations to cultivate a family-friendly city with a modern, innovative brand and unique sense of place that reflects Moreno Valley's growing reputation as a model community where people choose to live, work, and play for the next generation, and generations to come.

Moreno Valley Profile

Moreno Valley is located within the northwestern portion of Riverside County in the southern Inland Empire portion of the state of California. The city is strategically located at the junction of Interstate 215 (I-215) and State Route 60 (SR-60), well located for life and for business. Moreno Valley is a progressive city with a bright future. While maintaining its friendly small-town attitude, the 52-square-mile community boasts big city amenities including contemporary retail destinations and neighborhood shopping centers, plus a multitude of options for entertainment, dining, cultural, and recreational experiences and an array of housing options. The City is dedicated to fostering new business and well-managed growth to create a superb quality of life for residents and visitors to enjoy.

Moreno Valley has seen significant employment growth in recent years, having created 20,000 new jobs locally since 2013. The city is currently home to approximately 4,500 businesses, including many Fortune 500 and international companies such as Amazon, Procter & 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 medical complex, and Moreno Valley College,

all of which have recently expanded or have plans of expansion in the near future.

Today, Moreno Valley is a community of approximately 208,000 residents¹ and the city's motto is "People, Pride, Progress." Among California's growing cities, Moreno Valley is the second most populous in Riverside County and growth can be attributed to a range of quality housing options including higher-end executive homes, affordable single-family homes, and condominiums; a family-friendly lifestyle; good schools; and impressive quality-of-life amenities and growing job centers. The demographic profile of Moreno Valley consists primarily of young families. The majority of the city's population identify as Hispanic/Latino (of any race). The average age in the city is also young, with nearly 30 percent of the population under 18 years of age.

¹ California Department of Finance, January 2020; Southern California Association of Governments (SCAG) Pre-Certified Local Housing Data for the City of Moreno Valley, August 2020.



Scope and Purpose of the General Plan

California Government Code Section 65300 requires each city and county in California to adopt a General Plan “for the physical development of the county or city, and any land outside its boundaries which...bears relation to its planning.” The Moreno Valley General Plan can be considered the city’s development constitution, containing both a statement of the community’s vision of its long-term development as well as the policies to support that vision by guiding the physical growth of the city. The Moreno Valley General Plan serves to:

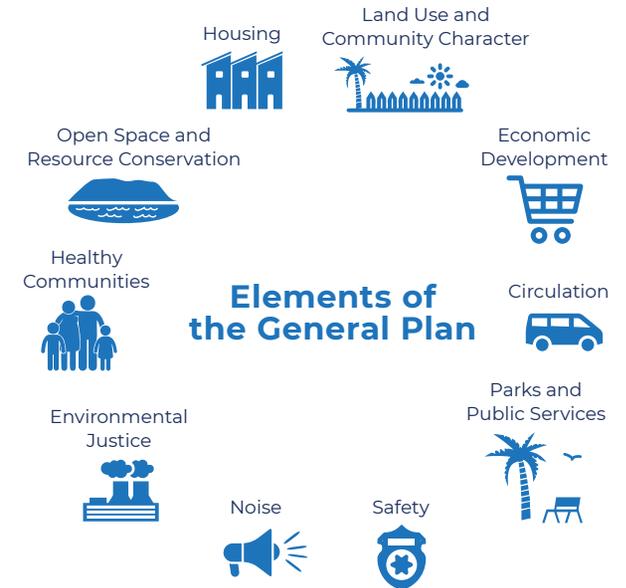
- ◆ Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision;
- ◆ Guide decision-making related to development, housing, transportation, environmental quality, public services, parks, open space, and agricultural conservation;
- ◆ Help Moreno Valley achieve compliance with applicable State and regional policies, including around housing production and environmental regulations;
- ◆ Allow City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve environmental resources, and minimize hazards; and
- ◆ Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance and future specific plans.

Due to the general and long-range nature of the General Plan, there will be instances where more detailed studies will be necessary in order to implement the General Plan’s policies.

GENERAL PLAN REQUIREMENTS

California grants local authorities power over land use decisions. As a result, cities have considerable flexibility in preparing their general plans as long as State requirements are met. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans; General Plans should be:

- ◆ *Comprehensive.* The general plan must be geographically comprehensive, applying throughout the entire incorporated area and the Sphere of Influence. The general plan must also address the full range of issues that affect the city’s physical development.
- ◆ *Internally Consistent.* The general plan must fully integrate its separate parts and relate them to each other without conflict. “Horizontal” consistency applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- ◆ *Long Range.* Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective. This General Plan uses the year 2040 as its planning horizon.



The Moreno Valley General Plan is presented in 10 chapters. The General Plan covers all the elements required under State law—land use, circulation, conservation, open space, safety, noise, housing, and environmental justice—as well as three additional topics of local importance to the community—economic development, community character, and health. Housing Elements are required by State law to be updated more frequently than the General Plan, and to facilitate that, the City publishes its Housing Element under a separate cover. The City of Moreno Valley Housing Element was most recently completed in 2021 and will be next updated in 2029, consistent with the State-defined cycle. State law also requires that implementation of the General Plan be “vertically” consistent: all actions relating to zoning, subdivision approval, housing allocations, and capital improvements must be consistent with the General Plan.

Planning Area

REGIONAL LOCATION

Moreno Valley is an incorporated city located within the northwestern portion of Riverside County in the southern Inland Empire portion of the state of California. More than two million people live in Riverside County and approximately 208,000 people (about 8.6 percent of the county) reside within the City of Moreno Valley. 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 (SR-60) runs through the northern portion of Moreno Valley (east and west directions) and Interstate 215 (I-215) runs by the westerly city limits (north and south directions). These freeway systems connect Moreno Valley to other communities throughout the region. In addition, the city is accessible by rail through Metrolink and the March Inland Port Airport, a public joint use airport available for civil aviation at the March Air Reserve Base. Both Metrolink and the March Inland Port Airport are located near the southwestern portion of the city.

Moreno Valley'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 State Recreation Area, Mystic Lake floodplain, and San Jacinto Wildlife Area to the south. West of the city limits lies the March Air Reserve Base, the City of Riverside, and County of Riverside. Moreno Valley's regional location is shown in Map I-1.

PLANNING AREA

The Planning Area is defined as the land area addressed by the General Plan, including land within city limits and the Sphere of Influence outside city limits, both are subsequently discussed. The Planning Area is shown in Map I-2. The boundary of the Planning Area was determined in response to State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning."² The Planning Area comprises a total of 42,917 acres or (67 square miles) of incorporated and unincorporated land.

CITY LIMITS

The City of Moreno Valley's existing city limits encompasses approximately 32,997 acres (51.6 square miles) of incorporated land, or 77 percent of the Planning Area. The existing city limits include residential, commercial, and industrial developments as well as public facilities including parks, schools, and hospitals.

² California Government Code Section 65300.



Photo credit: The Press-Enterprise, 2019.

SPHERE OF INFLUENCE

The Sphere of Influence (SOI) is a planning boundary outside of an agency's jurisdictional boundary (that is city limit line) that designates the agency's probable future boundary and service area. The Riverside County Local Agency Formation Commission (LAFCO) has jurisdiction over defining Moreno Valley's SOI and acts on annexations and approval of service contracts outside city limits. The purpose of the SOI is to ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands by preventing overlapping jurisdictions and duplication of services. While the LAFCO cannot tell agencies what their planning goals should be, on a regional level, LAFCOs help coordinate the orderly development of a community so that the most efficient urban service arrangements are created for the benefit of area residents and property owners. The city's SOI boundary incorporates a total of 9,920 acres outside of the city limits (15.5 square miles) or 23 percent of the total land located in the Planning Area.



Map I-1: Regional Context



Planning Context

HISTORICAL DEVELOPMENT PATTERN

Native American Indians were the first inhabitants of the Moreno Valley area. They hunted game and gathered seeds and left evidence in rocks that they used to grind seeds. Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted by Juan Bautista de Anza in 1774. The trail passed through the San Jacinto Valley, the Perris Valley, and southwest Moreno Valley. Moreno Valley and the rest of California became part of the United States in 1850. The Moreno Valley area began to develop in the late 1880's with the establishment of the Alessandro and Moreno settlements. The community of Moreno was built around the intersection of Redlands Boulevard and Alessandro Boulevard. The community of Alessandro was located within the limits of present-day March Air Reserve Base.



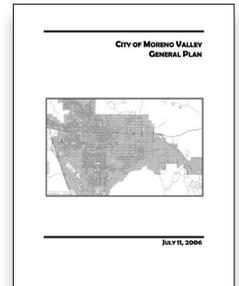
Clockwise from top left: Native American granite mortar stone, farming in the Moreno settlement in 1902, Camp Haan and March Air Force Base, Edgemont in the 1950s. Photo credit: Moreno Valley Historical Society

Urban development began after the establishment of the March Air Force base in 1927, and the unincorporated communities of Sunnymead, Moreno and Edgemont grew up around the base. From 1957 to 1989, the present-day Moreno Valley Mall was the site of the Riverside International Raceway, a motorsports racetrack and road course considered one of the finest in the country in its day. The area experienced a period of rapid population growth between 1970 and 1992, fueled by the construction of new homes and businesses. During that period, the population went from approximately 19,000 residents to over 118,000.

In 1984, the communities of Edgemont, Sunnymead, and Moreno came together to form the City of Moreno Valley and the first general plan was adopted in 1988 to guide future growth and development. Much of Moreno Valley's existing development pattern is the result of developer-driven specific plans, and residential subdivisions approved and/or developed prior to city incorporation as opposed to City-led comprehensive planning efforts. Residential land uses account for nearly 32 percent of land within the city limit, concentrated primarily in the western and central portions of the city where most development has historically occurred. Single-family housing accounts for the bulk of all residential uses within the city, established from specific plans such as Hidden Springs, Sunnymead Ranch, and Moreno Valley Ranch. Commercial uses are primarily concentrated in shopping centers such as the Moreno Valley Mall, TownGate, and The District, developed from specific plans such as TownGate and The District (formerly known as the Festival) and along Sunnymead Boulevard, Alessandro Boulevard and Perris Boulevard.

PRIOR PLANNING EFFORTS

The City's first General Plan was adopted in 1988 and the second General Plan was adopted in 2006. The 2006 General Plan is 15 years old and since it was last comprehensively updated, plans have been prepared for large undeveloped areas in the east and the City has taken initial steps to plan comprehensively for the future. Highlighted planning efforts are described below.



2006 General Plan

Prior to the 2040 General Plan, the 2006 General Plan provided goals, objectives, policies, and programs that guided the future character of the city. The 2006 General Plan included all seven elements required by State law in 2006—land use, circulation, housing, conservation, open space, noise, and safety. An optional economic development element was planned for but not completed. In 2006, eight “ultimate goals” were identified for the 2006 General Plan:

- ◆ 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.

Through the 2040 General Plan Update process, the goals, objectives, policies, and programs were refreshed from the 2006 General Plan to respond to new economic, technological, social and demographic, and global challenges and opportunities that have arisen in the last 15 years.

Momentum MoVal

In 2016, the City adopted Momentum MoVal, the City's first Strategic Plan to guide the community's growth in a three to five year timeframe from 2016 forwards. The City's top priorities were grouped into six categories: Economic Development; Library; Public Safety; Infrastructure; Youth Programs; and Beautification, Community Engagement, and Quality of Life. Through the 2040 General Plan Update process, including extensive community outreach and participation, the priorities and goals identified in Momentum MoVal were incorporated and refreshed to guide the community's



growth, with particular attention to land use, towards year 2040.

General Plan Update Process

The City of Moreno Valley last updated its General Plan in 2006. There have been significant changes in the city and the region since then, and new opportunities, challenges, and approaches have emerged to necessitate an update. This General Plan Update is a comprehensive reexamination of Moreno Valley's planning context and the community's vision and involved close collaboration with Moreno Valley residents in a variety of forums to ensure that the Plan closely reflects the community's goals and priorities through the Plan's 2040 planning horizon.



The General Plan Update process involved four main phases. Phase 1 focused on identifying issues and opportunities to address in updating the General Plan and culminated in Vision and Guiding Principles that describe Moreno Valley's shared values and its aspirations for the future. Phase 2 explored different options for achieving the vision established on the basis of input from community members and decision-makers. Several different concepts for land use and circulation were evaluated and a preferred plan concept was identified. Phase 3 saw the creation of a draft plan based on the approved vision and concept from prior phases and completion of environmental review. Phase 4 involved public review of the draft documents and formal hearings before the Planning Commission and City Council prior to adoption of the General Plan Update.

Community involvement was an integral component of the General Plan Update process. Below are some highlights:

- ◆ Four in-person workshops and one virtual workshop were conducted to receive community feedback on a variety of issues that affect daily life in Moreno Valley including land use, transportation, economic development, and more. English and Spanish language materials and translation were available.
- ◆ Two citywide online surveys, available in English and Spanish, were conducted and valuable input was provided by the community for how the City can develop in the coming years. Over 700 responses were received from the online surveys.
- ◆ An online webinar-style listening session in English and Spanish was conducted as part of supporting efforts for the preparation of the environmental justice and housing elements. The goal of the listening session was to receive

input from residents, particularly from Moreno Valley’s western neighborhoods which may be more impacted, and from everyone that wanted to provide feedback for important policies and top priorities for community development. A total of 56 community organizations/groups, community churches/places of worship, and local businesses were contacted to support community outreach to disadvantaged groups.

In addition, a General Plan Advisory Committee (GPAC) was formed to serve in an advisory role—advising and informing City staff, consultants, Planning Commission, and City Council—and met regularly throughout the course of the project to help define community input into a shared vision, brainstorm issues and ideas, and review the policy content of the General Plan to ensure that it met the needs and desires of the community. Other community members also attended the GPAC meetings and provided input. Further, City Council and Planning Commission meetings were held throughout the General Plan Update process. The ideas and feedback gathered through the community outreach process deeply informed and are embedded within this General Plan.



Vision and Guiding Principles

The Vision and Guiding Principles to the right form the basis for the policies of the 2040 General Plan. They are an expression of the collective hopes and aspirations that members of the Moreno Valley community have for the city’s future and were formed from all of the input shared by community members throughout the planning process.

DYNAMIC ECONOMY

- ◆ **Diversify the local economy**, building on strengths in health care, education and attracting new businesses
- ◆ Create a **flexible land use framework** that facilitates job growth and livability
- ◆ Create **well-paying jobs** for locals in Moreno Valley to reduce the need for long commutes
- ◆ Ensure **adequate infrastructure** to support local job growth
- ◆ Partner with business, industry and educational institutions on **training and workforce preparedness** programs
- ◆ Promote **tourism and attract visitors**, leveraging natural assets like Lake Perris
- ◆ Improve **socio-economic conditions** for all Moreno Valley residents

VIBRANT GATHERING PLACES

- ◆ Foster **Town Centers** as places for locals and visitors to shop, dine, do business, and have fun
- ◆ Create **inviting gateways** into Moreno Valley from freeways and major roadways
- ◆ Provide **sports, recreation, and cultural facilities** that provide a range of options for youth, families, and seniors and attract visitors to Moreno Valley
- ◆ Design and program public spaces that reflect Moreno Valley’s **cultural diversity**



COMMUNITY IDENTITY

- ◆ Build local pride and a **strong sense of place**
- ◆ Make Moreno Valley a **Destination City** with a modern, innovative brand and become a model community where people choose to **live, work, and play**
- ◆ Provide **activities for youth and families** to build community bonds
- ◆ Support churches, community groups, and non-profit organizations to deliver **community services**



LIVABLE NEIGHBORHOODS

- ◆ Recognize that **housing affordability** is critical so people can grow up and grow older in Moreno Valley
- ◆ Provide housing adapted to our **future needs and lifestyles**
- ◆ Create opportunities for **neighborhood interaction**
- ◆ Prioritize **safety** on roads, near schools, in public places, and neighborhoods
- ◆ Promote **active lifestyles** with trail connections, parcourse courses, and other recreational amenities
- ◆ Prioritize clean air, water, fresh food, and **community health**
- ◆ Maintain roads in good condition, improve traffic circulation, and plan for new technology that **optimizes mobility**
- ◆ Ensure Moreno Valley is **livable and welcoming** for seniors, veterans and other special needs groups



Concept Areas

The focus of the 2040 General Plan is primarily on the concept areas shown on Map I-3. Through the outreach process, community members shared their vision for the concept areas and the policy framework of this Plan was developed to guide their evolution. Outside of these concept areas, no changes were made to the land use map.

Plan Organization, Structure, and Related Documents

PLAN ORGANIZATION

The 2040 General Plan addresses the eight state-mandated topics as well as three additional topics of local importance: economic development, community character, and health. The chapters of the 2040 General Plan are summarized below.

- 1. Introduction.** This chapter outlines the purpose and uses of the General Plan; provides a community profile; recaps the update process; summarizes the Vision and Guiding Principles for Moreno Valley's future growth and development; and provides an overview of the General Plan organization, relationship to other plans, and requirements for administration.
- 2. Land Use and Community Character.** This element satisfies the legal requirements for a General Plan land use element and describes the existing land use pattern and provides an explanation of the General Plan's approach to citywide growth, including a map showing the distribution and location of land uses. It also includes standards for density and intensity and considers growth impacts on military readiness. This element

combines land use, a required topic by state law, and community character, an additional topic that is a clear priority for the community based on outreach to decision makers and its relationship to economic development. This element describes the existing land use pattern and provides an explanation of the General Plan's approach to citywide growth.

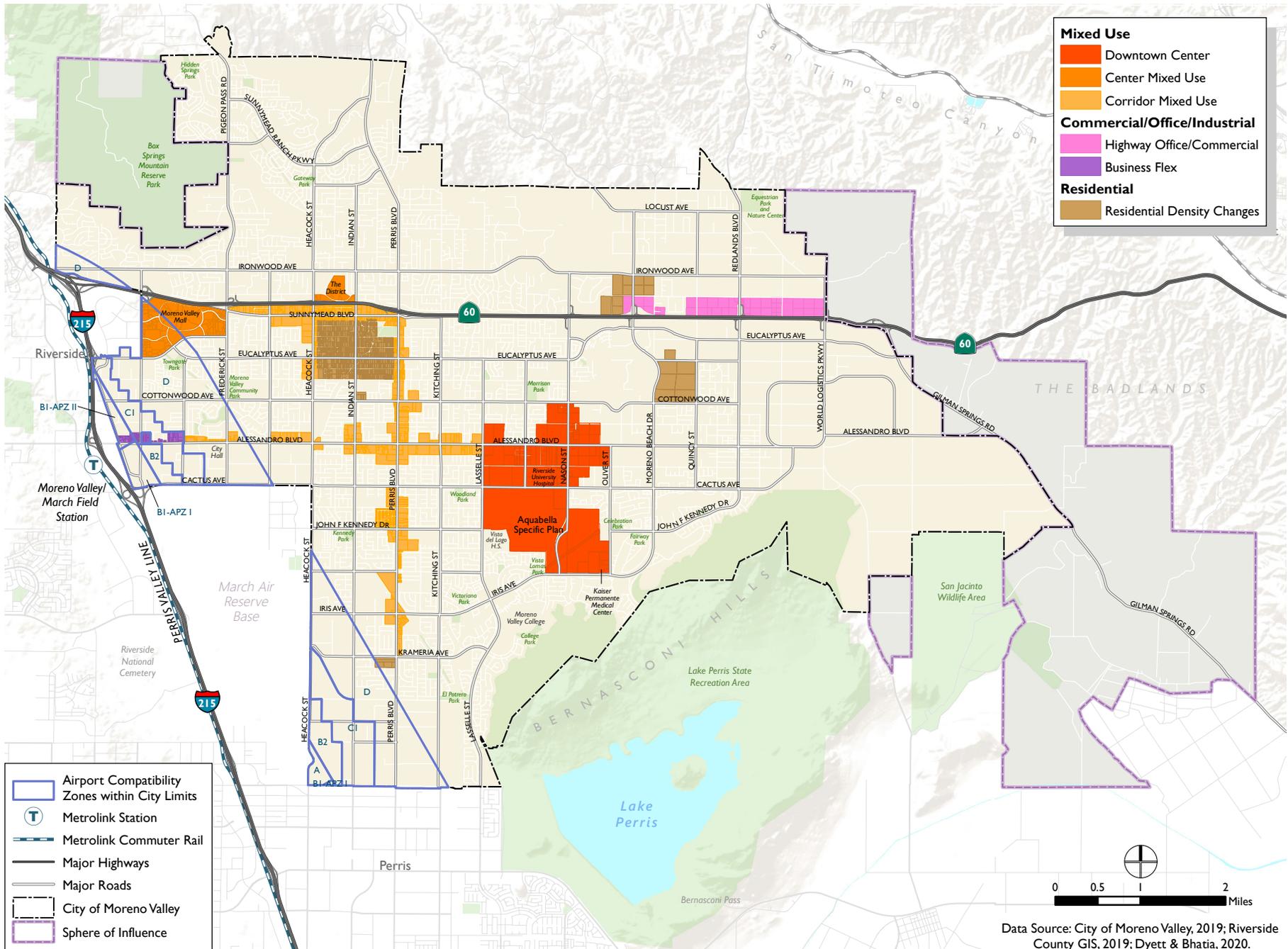
- 3. Economic Development.** This element addresses a topic of local importance, providing an overview of the population and employment context in Moreno Valley, and outlining goals and policies to support a strong, dynamic economy.
- 4. Circulation.** This element satisfies the legal requirements for addressing the topic of circulation and provides a circulation diagram identifying major thoroughfares; transportation routes for vehicles, transit, bicycles, and pedestrians; and also military airports. The element also includes policies for "complete streets," which provide a balanced, multimodal transportation network serving all users and abilities.
- 5. Parks and Public Services.** This element satisfies legal requirements for addressing the topics of open space for outdoor recreation and the location and extent of public utilities, including water, sewer, stormwater, and electricity. This element also provides background information and a policy framework related to police and fire services, schools, community facilities and libraries, and parks and recreation.
- 6. Safety.** This element satisfies the legal requirements for addressing the topic of safety and community protection from wildfires, flooding, seismic events, landslides, dam inundation, and climate change. This element includes background information, policies, and standards for community protection

from natural and human-made disasters, including promoting safety and compatibility with the March Air Reserve Base adjacent to city limits.

- 7. Noise.** This element satisfies the legal requirements for addressing the topic of noise and identifies noise sources, quantifies future noise levels through a contour map, and establishes measures to address noise issues.
- 8. Environmental Justice.** This element satisfies the legal requirements in planning for "Disadvantaged Communities" identified under Senate Bill (SB) 535. This element addresses the topics of air quality and pollution exposure; safe and sanitary homes; public facilities and physical activity; healthy food access; and civic engagement and investment prioritization.
- 9. Healthy Community.** This element addresses a topic of local importance closely linked to the Environmental Justice Element and contains background information and policies aimed to focus engagement towards traditionally under-represented groups such as youth and those with less fluency in English; provide opportunities for social connections; provide an array of health care options; and promote businesses that support healthy and active lifestyles.



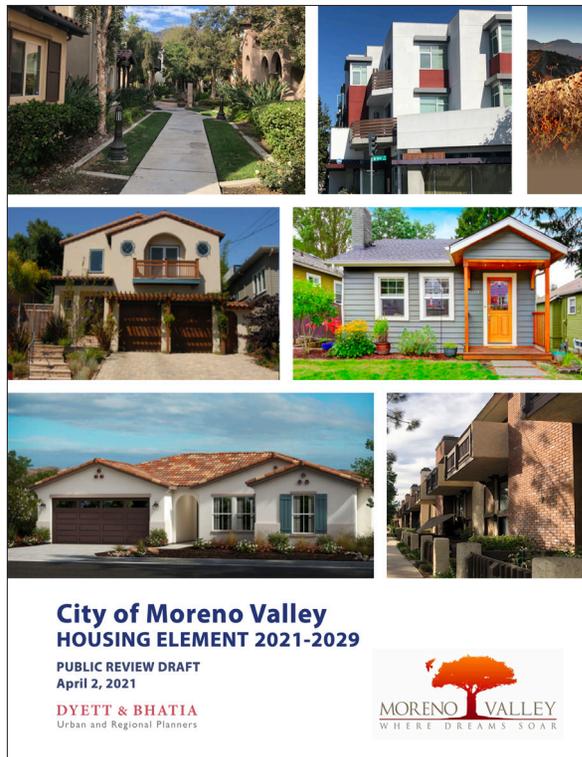
Map I-3: 2040 General Plan Concept Areas



10. Open Space and Resource Conservation.

This element satisfies the legal requirements for addressing the topic of conservation including natural resources (water, air, biological), tribal cultural resources, and open space for environmental and scenic conservation. This element includes background information and policies relating to resource conservation, environmental protection, energy and water conservation, and reuse and recycling.

The Housing Element of the General Plan is published under a separate cover.



POLICY STRUCTURE

Each chapter of this General Plan includes brief background information to establish the context for the goals and policies in the chapter. This background material is not a comprehensive statement of existing conditions nor does it contain any adopted information. Within each element, a tripartite structure of Goals, Policies, and Actions structure each element and provide a clear hierarchy. Within this structure, Goals describe general desired results that the community seeks to create through the implementation of the General Plan. The Policies and Actions establish the “who,” “how,” and “when” for carrying out the “what” and “where” of Goals. Policies and implementing Actions both support the Goals, described below.

- ◆ **Goals**—A Goal describes a desired outcome or end state.
- ◆ **Policies**—A Policy is a specific statement that regulates activities in the City, guides decision-making on an ongoing basis and directs implementing actions to achieve a goal. General Plan policies guide City staff and decision-makers in their review of land development projects and in decision-making about City actions.
- ◆ **Actions**—An Action is a measure, procedure, or technique intended to implement one or more policies to help reach a specified goal. Typically, an action is a discrete item done once and completed. In that sense, when taken together, the actions in the General Plan constitute a “to-do list” for the City.

RELATED DOCUMENTS

Existing Conditions, Opportunities, and Constraints Report

As part of the General Plan Update process, an Existing Conditions, Opportunities, and Constraints Report was produced to provide background information and technical analysis to inform the planning process. The Existing Conditions Report describes Moreno Valley’s planning context and delves into the topics of land use, the transportation network, public services and facilities, environmental resources, hazards, noise, and planning issues and options. In addition, a separate market analysis document was produced to provide an overview of the market characteristics exhibited by the residential, office, industrial, hospitality, and retail uses in the market area.

Environmental Impact Report

The General Plan is accompanied by an Environmental Impact Report (EIR) prepared according to the California Environmental Quality Act (CEQA). The EIR is a detailed analysis of the potential environmental effects of the General Plan, and the EIR evaluates alternatives to the proposed project and presents ways to reduce or avoid environmental damage. The EIR ensures environmental opportunities and constraints are identified and incorporated into the planning process, and informs policies that can mitigate any adverse environmental effects of the Plan. This General Plan is “self-mitigating” in that it includes policies and programs designed to mitigate adverse impacts of growth.

Local Hazard Mitigation Plan

The General Plan provides an overarching framework for protecting life and property in the community from natural and human-made hazards. The Local Hazard Mitigation Plan acts as Moreno Valley's primary implementing tool to identify the city's hazards, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term natural or human-made hazard risks to human life and property for the City of Moreno Valley and its residents.

Parks, Recreation and Open Space Comprehensive Master Plan

The General Plan identifies community needs and potential locations of parks and recreational facilities in Moreno Valley to provide guidance for update of the Parks, Recreation and Open Space Comprehensive Master Plan. The Parks Master Plan acts as Moreno Valley's primary implementing tool for parks planning, bridging the City's General Plan and Capital Improvement Plan. The Master Plan provides a detailed inventory of Moreno Valley's existing parks and recreational facilities and future needs, as well as guidelines for the development of future facilities and potential funding sources.

Master Drainage Plans

The Moreno, Sunnymead, and West End Master Drainage Plans cover the vast majority of land within the city limit and are administered by the Riverside County Flood Control District and Water Conservation District and have been adopted by the City. The Master Drainage Plans are primary implementing tools for identifying the range of public and private improvements necessary to contain storm water flows and alleviate drainage and flooding issues in Moreno Valley.

Administration, Implementation, and Amendments

IMPLEMENTATION

The General Plan is implemented by the decisions of the Planning Commission and City Council and by the Zoning Ordinance, specific plans, redevelopment plans, and the City's Capital Improvement Plan (CIP).

Capital planning represents an ongoing investment in the City's future to ensure the timely repair and replacement of aging infrastructure, and the implementation of priorities to meet the demands of the community. The CIP is a comprehensive planning document that identifies revenues with the capital projects expenditure budget. The CIP also augments the existing capital projects budget information and facilitates the long-range capital projects planning process. The CIP is published every two years and includes the completion and addition of new capital projects adopted each fiscal year coordinating with the City's two-year budget cycle.

Moreno Valley Municipal Code Title 9, Planning and Zoning, often called the Zoning Ordinance, includes detailed use classifications and standards. The zoning map must be consistent with the General Plan map, but it will not be identical to it. Existing specific plans will need to be updated for consistency with the General Plan and future specific plans also must be consistent with the General Plan.

AMENDMENTS TO THE GENERAL PLAN

The General Plan is a living document. As such, it should be updated periodically as site-specific circumstances change from the time of writing, to respond to new State or federal law, or to modify policies that may become obsolete or unrealistic over time.

Changes in policy as well as the development of unforeseen opportunities or needs will require amendment of the General Plan. Per California Government Code Section 65358, no mandatory element of this General Plan may be amended more frequently than four times during any calendar year. Within this limitation, amendments may be made at any time as determined by the Moreno Valley City Council, and each amendment may include more than one change to the Plan.

