



# City of Moreno Valley GENERAL PLAN 2040

Adopted June 15, 2021

Prepared By  
**DYETT & BHATIA**  
Urban and Regional Planners



## **ACKNOWLEDGMENTS**

### **City Council**

Dr. Yxstian Gutierrez, Mayor

Victoria Baca, District 1

David Marquez, District 3

Ulises Cabrera, District 4

Special thanks to the Moreno Valley Planning Commission, the General Plan Advisory Committee members, and various community groups and residents that participated in the process.

### **Consultants**

Dyett & Bhatia, Prime Consultant

Fehr & Peers, Transportation Planning

Keyser Marston Associates, Market Analysis

Urban Field Studio, Urban Design

RECON Environmental, Biology, Historic Resources and Noise Analysis

VMA Communications, Community Outreach

TKE Engineering, Civil Engineering



**City of Moreno Valley**  
**GENERAL PLAN 2040**

**Adopted June 15, 2021**

Prepared By  
**DYETT & BHATIA**  
Urban and Regional Planners

# Table of Contents

- 1. INTRODUCTION .....1-1**
  - Moreno Valley Profile.....1-2
  - Scope and Purpose of the General Plan .....1-3
  - Planning Area .....1-4
  - Planning Context.....1-7
  - General Plan Update Process.....1-8
  - Vision and Guiding Principles.....1-9
  - Concept Areas.....1-11
  - Plan Organization, Structure, and Related Documents.....1-11
  - Administration, Implementation, and Amendments.....1-14
  
- 2. LAND USE & COMMUNITY CHARACTER .....2-1**
  - Existing Land Use and City Structure.....2-2
  - Development Potential .....2-4
  - Land Use Framework and Vision .....2-6
  - Vibrant Gathering Places .....2-16
  - Community Character .....2-28
  - Range of Housing Types.....2-33
  
- 3. ECONOMIC DEVELOPMENT .....3-1**
  - Economic Profile .....3-2
  - Diversification and Growth.....3-5
  - Local Business Support.....3-7
  - Community Profile and Competitive Position.....3-8
  - Workforce Development.....3-10

**4. CIRCULATION..... 4-1**

Regional Connectivity ..... 4-2  
Comprehensive, Layered Network ..... 4-4  
Efficient Circulation ..... 4-10  
Local Connectivity and Roadway Safety ..... 4-15  
Goods Movement..... 4-22

**5. PARKS & PUBLIC SERVICES..... 5-1**

Parks and Open Space Network ..... 5-2  
Integrated Public Facilities and Inclusive Community Services ..... 5-10  
Public Safety..... 5-13  
Utilities ..... 5-16

**6. SAFETY..... 6-1**

Seismic and Geologic Hazards..... 6-2  
Flood Hazards..... 6-6  
Wildfire Hazards ..... 6-8  
Hazardous Materials ..... 6-11  
Wind Hazards ..... 6-11  
Emergency Management..... 6-14  
Community Resilience to Climate Hazards..... 6-18  
Airport/Aviation Safety..... 6-20

**7. NOISE .....7-1**

Background.....7-2  
Existing Noise Sources and Levels .....7-2  
Planning for a Pleasant, Healthy Noise Environment.....7-5  
Addressing Noise Concerns.....7-9

**8. ENVIRONMENTAL JUSTICE .....8-1**

Background.....8-2  
Community Health Profile ..... 8-3  
Air Quality and Pollution Exposure ..... 8-6  
Safe and Sanitary Homes..... 8-10  
Healthy Food Access.....8-12  
Civic Engagement and Investment Prioritization.....8-15

**9. HEALTHY COMMUNITY .....9-1**

Planning for Public Health .....9-2  
Promoting Health and Well-Being in Moreno Valley.....9-2  
Healthy Communities..... 9-5  
Healthy Businesses..... 9-6

**10. OPEN SPACE & RESOURCE CONSERVATION .....10-1**

Open Space Preservation and Access .....10-2  
Habitat Conservation and Species Protection.....10-4  
Recreational Trails.....10-6  
Water Quality and Groundwater Protection .....10-7  
Scenic Resources and Cultural Heritage .....10-10  
Water and Energy Conservation .....10-13  
Waste Reduction.....10-15

## MAPS

Map I-1: Regional Context.....	1-5
Map I-2: Planning Area Boundaries.....	1-6
Map I-3: 2040 General Plan Concept Areas .....	1-12
Map LCC-1: Moreno Valley Structure.....	2-3
Map LCC-2: Concept Areas and Major Specific Plans .....	2-5
Map LCC-3: Land Use Framework.....	2-7
Map LCC-4: General Plan Land Use .....	2-9
Map C-1: Circulation Diagram.....	4-7
Map C-2: Existing and Planned Bicycle and Pedestrian Network .....	4-16
Map C-3: Transit Lines and Facilities .....	4-19
Map PPS-1: Existing and Planned Parks and Recreation Facilities.....	5-3
Map PPS-2: Park Service Areas .....	5-7
Map PPS-3: Public Facilities.....	5-11
Map PPS-4: Existing and Proposed Storm Drain Facilities .....	5-18
Map S-1: Fault Zones.....	6-3
Map S-2: Liquefaction Hazards .....	6-4
Map S-3: Landslide Hazards.....	6-5
Map S-4: Flood Area Hazards.....	6-7
Map S-5: Fire Hazard Severity Zones.....	6-9
Map S-6: Emergency Evacuation Risk Assessment.....	6-16
Map S-7: Airport Land Use Compatibility Zones.....	6-22
Map N-1: Existing Noise Contour.....	7-3
Map N-2: MARB Noise Contour.....	7-4
Map N-3: Future Noise Contours.....	7-6
Map EJ-1: Disadvantaged Communities (Senate Bill 535) and Population Density.....	8-5
Map EJ-2: Access to Food .....	8-13

Map OSRC-1: Regional Open Space and Trails.....	10-3
Map OSRC-2: Special Status Species.....	10-5
Map OSRC-3: Scenic Resources and Ridgelines.....	10-11

## FIGURES

Figure LCC-1: Existing Land Use, City of Moreno Valley .....	2-2
Figure LCC-2: Existing Land Use, Total Planning Area.....	2-2
Figure LCC-3: Mixed Use .....	2-6
Figure LCC-4: FAR .....	2-8
Figure C-1: Commuter Mode Split.....	4-4
Figure C-2: Illustrative Mixed Use Boulevard Cross Section.....	4-6

## TABLES

Table LCC-1: Development Potential and Jobs-Housing Balance .....	2-4
Table LCC-2: Downtown Center Development Principles: Land Use and Urban Design .....	2-19
Table LCC-2: Downtown Center Development Principles: Circulation .....	2-20
Table LCC-2: Downtown Center Development Principles: Parks and Open Space.....	2-21
Table LCC-3: Downtown Center Illustrative Development Program (Net New Development 2020-2040).....	2-21
Table LCC-4: Historic Resources.....	2-30
Table C-1: Level of Service Definitions.....	4-10
Table PPS-1: Existing and Planned Parks and Recreation Facilities.....	5-4
Table N-1: Community Noise Compatibility Matrix .....	7-7
Table EJ-1: CalEnviroScreen Scores of DACs in the Planning Area.....	8-4







MORENO VALLEY  
WHERE DREAMS SOAR

**DYETT & BHATIA**  
Urban and Regional Planners