

**ORDINANCE NO. 1016**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING CHANGE OF ZONE (PEN22-0134) TO AMEND THE CITY ZONING ATLAS FROM RESIDENTIAL 3 (R3) DISTRICT TO RESIDENTIAL SINGLE-FAMILY 10 (RS10) DISTRICT FOR THE REAL PROPERTY LOCATED ON THE SOUTH SIDE OF COTTONWOOD AVENUE, EAST OF NASON STREET, NORTH OF BAY AVENUE (APNS: 488-190-005, 488-190-027, AND 488-190-028)**

**WHEREAS**, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California and has the authority to approve amendments to the City’s General Plan and Zoning Atlas; and

**WHEREAS**, Highpointe MV I, LLC (“Applicant”) has submitted applications for the approval of General Plan Amendment (PEN22-0133), a Change of Zone (PEN22-0134), a Conditional Use Permit for a Planned Unit Development (PEN22-0136), and a Tentative Tract Map No. 38443 (PEN22-0130) to subdivide three (3) existing parcels into 135 single family lots, on approximately 28.2 acres with associated public improvements (“Proposed Project”) located on the south side of Cottonwood Avenue, east of Nason Street, north of Bay Avenue (APNs: 488-190-005, 488-190-027, and 488-190-028) (“Project Site”); and

**WHEREAS**, Change of Zone (PEN22-0134) requests an amendment to the Moreno Valley Official Zoning Atlas to change the zoning designation of the Project Site from Residential 3 (R3) to Residential Single-Family 10 (RS10); and

**WHEREAS**, on July 25, 2024, a public hearing to consider the Proposed Project was duly conducted by the Planning Commission to consider Change of Zone (PEN22-0134), at which time all interested persons were provided with an opportunity to testify and to present evidence, and the Planning Commission adopted Resolution No. 2024-25 forwarding a recommendation that the City Council approve Change of Zone (PEN22-0134); and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code Section 65905, a public hearing was scheduled for September 17, 2024, before the City Council and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

**WHEREAS**, on September 17, 2024, the public hearing was conducted by the City Council to consider Change of Zone (PEN22-0134) for the Proposed Project, was duly conducted by the City Council, at which time all interested persons were provided with an opportunity to testify and to present evidence; and

**WHEREAS**, on September 17, 2024, in accordance with the provisions of the

California Environmental Quality Act (CEQA<sup>1</sup>) and CEQA Guidelines<sup>2</sup>, the City Council considered and adopted Resolution No. 2024-54, certifying and adopting the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Proposed Project.

**THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**Section 1.                      Amendment of the Official Zoning Atlas**

The City of Moreno Valley Official Zoning Atlas, as adopted by Ordinance No. 1016, on September 17, 2024 , and as amended thereafter from time to time by the City Council of the City of Moreno Valley, is further amended by placing in effect the zone or zone classification to page 87 of the Official Zoning Atlas as shown on the attached map attached hereto as “Exhibit A” which is incorporated herein by reference and on file in the office of the City Clerk.

**Section 2.                      Effect of Enactment**

Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein.

**Section 3.                      Notice of Adoption**

Within fifteen (15) days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three (3) public places within the City.

**Section 4.                      Effective Date**

This ordinance shall take effect thirty (30) days after the date of its adoption.

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<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF SEPTEMBER 2024.**

CITY OF MORENO VALLEY  
CITY COUNCIL

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Ulises Cabrera,  
Mayor of the City of Moreno Valley

ATTEST:

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Patty Rodriguez,  
Acting Manager of the Office of Mayor and City Council/City Clerk

APPROVED AS TO FORM:

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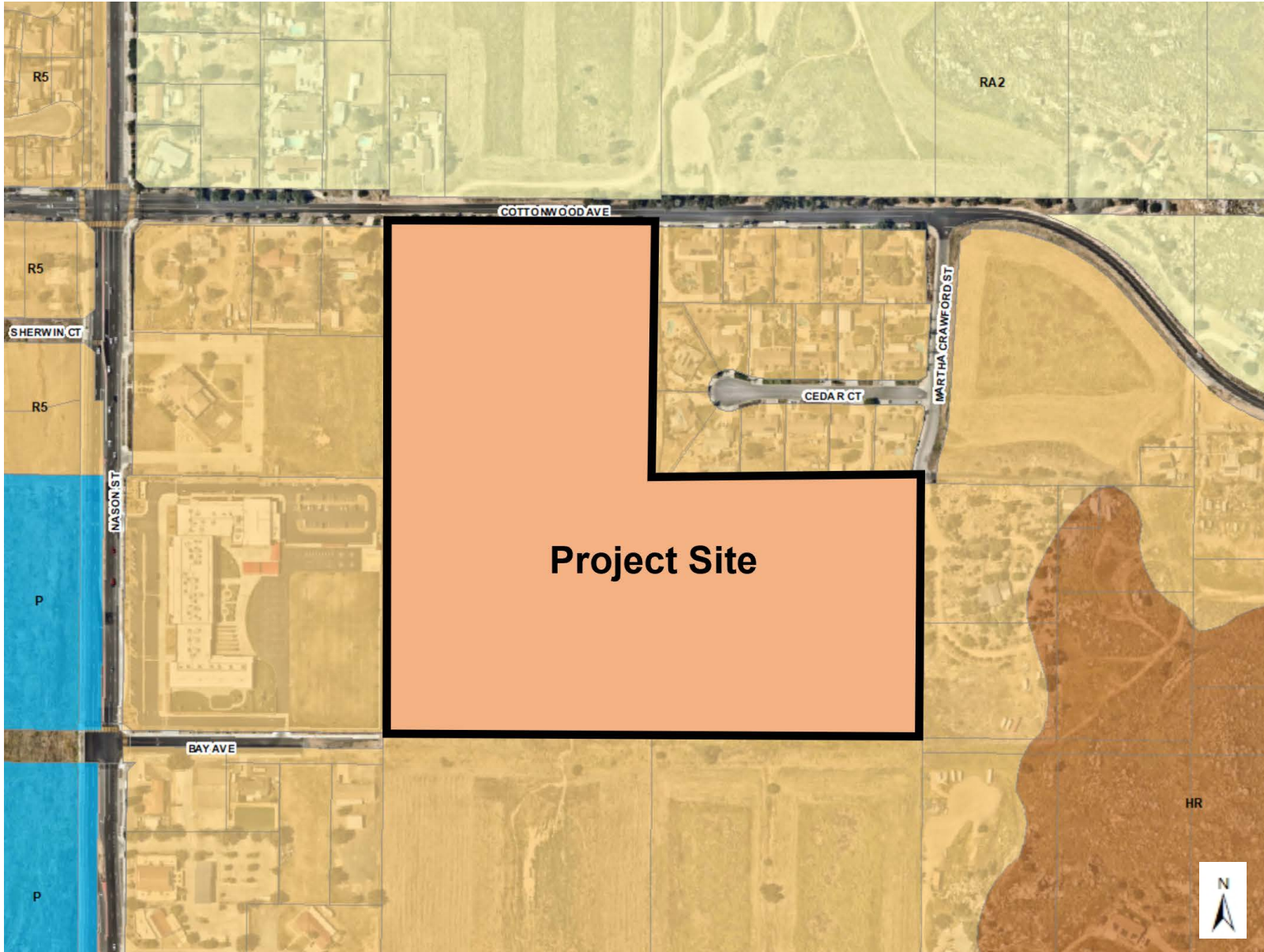
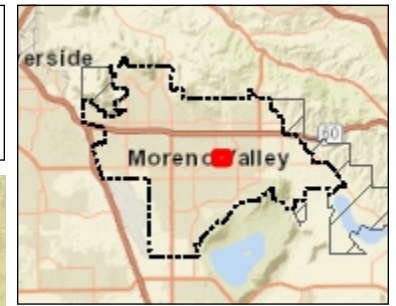
Steven B. Quintanilla,  
City Attorney

Exhibit:  
Exhibit A: Change of Zone

**Exhibit A**

**CHANGE OF ZONE**

# Zoning



### Current Zoning

- Public Facilities
- Large Lot Residential<sup>A</sup>
- Residential Agriculture
- Suburban Residential

- Current Zoning:  
Residential 3 (R3)
- Proposed Zoning:  
Residential Single Family 10 (RS10)

745.5                      0                      372.77                      745.5 Feet

### Notes:

Moreno Valley Official  
Zoning Atlas Page # 87