



Report to City Council

TO: Mayor and City Council

FROM: Sean Kelleher, Assistant City Manager (Development)
Angelica Frausto-Lupo, Community Development Director

AGENDA DATE: December 3, 2024

TITLE: SECOND READINGS AND CONSIDERATION OF ADOPTION OF ORDINANCE NOS. 1017 AND 1018 FOR 2024 AQUABELLA SPECIFIC PLAN AMENDMENT PROJECT (REPORT OF: COMMUNITY DEVELOPMENT)

TITLE SUMMARY: Second readings and consideration of adoption of Ordinance Nos. 1017 and 1018.

Recommendation(s)

That the City Council:

1. Conduct a second reading by title only and adopt Ordinance No. 1017 adopting a Change of Zone (PEN24-0041) and Specific Plan Amendment (PEN23-0109) for the 2024 Aquabella Specific Plan Amendment Project; and
2. Conduct a second reading by title only and adopt Ordinance No. 1018 adopting Development Agreement (PEN23-0119) for the 2024 Aquabella Specific Plan Amendment Project.

SUMMARY

Approval of the second reading of Ordinance No. 1017 will formally adopt Change of Zone (PEN24-0041) to rezone the site of the 2024 Aquabella Specific Plan Amendment Project ("Project Site") to accommodate the Project by changing the zoning classification of the Specific Plan area, including the additional 10-acre parcel on the eastern boundary of the Project Site (Assessor's Parcel No. 486-310-014) changing from Residential 5 (R5) District to DC-SP (with Specific Plan 218). Approval of the second reading of Ordinance

No. 1017 will also formally adopt the Aquabella Specific Plan Amendment (PEN23-0109) to accommodate the scope, use and density of the Project. Approval of the second reading of Ordinance No. 1018, on the other hand, will formally approve and adopt Development Agreement (PEN23-0119), which memorializes the negotiated “Public Benefits” of the Project, which include the development of a turn-key Senior Center by the Applicant and the dedication of the facility and the underlying land to the City at no cost to the City, and requires the Applicant to pay certain development impact fees in effect at the time they are due.

BACKGROUND

As recommended by the Planning Commission, on November 19, 2024, the City Council approved General Plan Amendment (PEN23-0127) and Tentative Tract Map (PEN23-0118) (for financing purposes only) and introduced Ordinance No. 1017 approving Change of Zone (PEN24-0041) and Specific Plan Amendment (PEN23-0109) for the Project and Ordinance No. 1018 approving Development Agreement (PEN23-0119) for the Project. The two ordinances are now being presented to the City Council for their second readings (adoption). Incidentally, on November 19, 2024, the City Council also approved and adopted the CEQA Findings of Fact, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations and approved and certified the Final Supplemental Environmental Impact Report (“FSEIR”) for the Project.

ALTERNATIVES

1. Conduct the Second Readings by titles only and adopt Ordinance Nos. 1017 and 1018. **(Staff recommends this alternative)**
2. Provide revisions to the draft Ordinances and have staff return with the revised draft for another adoption process. **(Staff does not recommend this alternative).**
3. Provide alternate direction to staff. **(Staff does not recommend this alternative).**

FISCAL IMPACT

The Applicant will be required to pay thousands of dollars in impact fees to various regional agencies as well as the City, including, but not limited to, water and sewer fees, transportation improvement fees, and school district fees. Further, the Applicant anticipates investing approximately \$6,000,000,000 to develop the Project which is projected to generate approximately \$3,500,000 annually in General Fund revenue for the City of Moreno Valley. In addition, the Project will result in the development and dedication of 80-acres of land to the City for park and recreational purposes, that will include a 40-acre recreational lake, a 15-acre active lake promenade, and 25-acres of additional park land. In addition, the Project will include a 24,000 square foot Senior Center constructed by the Applicant and together with the land underlying the Senior Center facility, will be dedicated to the City at no cost to the taxpayers. The Applicant is also required to pay to the City Quimby fees for 49-acres of parkland in addition to the on-site public park land and recreational facilities the Applicant is required to construct and dedicate to the City. Lastly, the Project will provide on-site public art.

NOTIFICATION

Consistent with the applicable Municipal Code provisions and exceeding the distance requirements of applicable state law, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper at least 10 days prior to the Public Hearing. As of the preparation of this Staff Report, no public comment has been received regarding the Proposed Project.

PREPARATION OF STAFF REPORT

Prepared By:
Kirt Coury
Contract Planner

Department Head Approval:
Angelica Frausto-Lupo
Community Development Director

Concurred By:
Robert Flores Planning Official

CITY COUNCIL GOALS

Positive Environment. Create a positive environment for the development of Moreno Valley's future.

Community Image, Neighborhood Pride and Cleanliness. Promote a sense of community pride and foster an excellent image about our City by developing and executing programs which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

CITY COUNCIL STRATEGIC PRIORITIES

- 1. Economic Development**
- 2. Public Safety**
- 3. Library**
- 4. Infrastructure**
- 5. Beautification, Community Engagement, and Quality of Life**
- 6. Youth Programs**

Report Approval Details

Document Title:	STAFFREPORT_CC_2NDREAD_AQUABELLA.docx
Attachments:	- ORDINANCE1017_CC_SPA_CZ_AQUABELLA.pdf - ORDINANCE1018_DA_AQUABELLA.pdf
Final Approval Date:	Nov 25, 2024

This report and all of its attachments were approved and signed as outlined below:

Angelica Frausto-Lupo

Sean Kelleher

Natalia Lopez

Launa Jimenez

Brian Mohan

Mike Lee

Patty Rodriguez