

ORDINANCE NO. 1042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING ASSOCIATED ZONING TEXT AND ZONING ATLAS AMENDMENTS TO IMPLEMENT THE LAND USE POLICIES AND REGULATIONS, SET FORTH AND DESCRIBED IN THE 2024 GENERAL PLAN UPDATE

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California; and

WHEREAS, pursuant to the provisions of Municipal Code Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing before the Planning Commission was scheduled for October 9, 2025, which was duly published and posted with an advertisement exceeding one-eight page advertisement published in the Press Enterprise Newspaper in lieu of providing individual notices to property owners since greater than 1,000 property owners are affected by the MoVal 2040 Project, which includes the 2024 General Plan Update (“2024 GPU”), Associated Zoning Text and Zoning Atlas Amendments and 2024 Climate Action Plan (“2024 CAP”), as provided for in Section 9.02.200 (C.2); and

WHEREAS, due to the receipt of a letter from the California Attorney General’s Office (“AGO”) on October 7, 2025, regarding the proposed 2024 CAP and various air quality issues and mitigation measures, the City Attorney recommended that the Planning Commission continue the October 9th Planning Commission Public Hearing to provide staff sufficient time to respond to the various issues and mitigation measures addressed in the AGO’s October 7, 2025 letter; and

WHEREAS, in response to the City Attorney’s recommendation to continue the October 9, 2025 Planning Commission Public Hearing, the Planning Commission voted unanimously (7-0) to continue the October 9, 2025 Planning Commission Public Hearing to the Planning Commission’s regular meeting, scheduled for October 23, 2025; and

WHEREAS, at the October 23, 2025 Planning Commission Public Hearing, after a hearing a staff report, receiving public testimony and engaging in deliberation, the Planning Commission voted (6-1) to: (a) adopt Resolution No. 2025-14, recommending that the City Council adopt the Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations and certify the 2024 RFEIR for the MoVal 2040 Project (PEN25-0020); and (b) adopt Resolution No. 2025-15, recommending that the City Council approve the MoVal 2040 Project (PEN25-0020); and

WHEREAS, following the Planning Commission’s October 7, 2025 Public Hearing, the City Attorney, Assistant City Manager of Development and the Community Development Director engaged in negotiations with the AGO regarding various issues raised in the October 7, 2025 AGO letter, which included the AGO’s initial concerns

regarding the 2024 CAP, which the AGO subsequently acknowledged that the City adequately addressed; and

WHEREAS, in addition to the October 7, 2025 AGO letter, the City received a letter from the AGO, dated November 17, 2025, recommending incorporation of various air quality mitigation measures that the AGO opined were necessary to ensure compliance with the Statement of Decision, embodied in the Judgment and Writ issued on May 6, 2024 (“Court Ruling”), in *Sierra Club v. The City of Moreno Valley*, Case No. CVRI2103300 (“CEQA Case”); and

WHEREAS, pursuant to the provisions of Municipal Code Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing before the City Council was scheduled for April 21, 2026, and notice thereof was duly published and posted and an advertisement exceeding one-eighth page advertisement was published on April 3, 2026, in lieu of providing individual notices to property owners since greater than 1,000 property owners are affected by the MoVal 2040 Project, which includes the 2024 GPU, Associated Zoning Text and Zoning Atlas Amendments and 2024 CAP, as provided for in Section 9.02.200 (C.2); and

WHEREAS, on April 21, 2026, a duly noticed public hearing was conducted by the City Council at which time all interested persons were provided an opportunity to testify and to present evidence; and

WHEREAS, at the public hearing, the City Council considered whether each of the requisite findings specified in Section 9.02.040 of the Municipal Code and set forth herein could be made with respect to MoVal 2040 Project, which includes the 2024 GPU, Associated Zoning Text and Zoning Atlas Amendments and 2024 CAP; and

WHEREAS, on April 21, 2026, in accordance with the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Council certified the 2024 RFEIR for the MoVal 2040 Project, which includes the 2024 GPU, Associated Zoning Text and Zoning Atlas Amendments and 2024 CAP.

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

Section 1. Recitals

That the above recitals are true and correct and are incorporated herein by this reference.

Section 2. Evidence

That the City Council has considered all the evidence submitted into the administrative record for the MoVal 2040 Project, which includes the Associated Zoning Text and Zoning Atlas Amendments to implement the land use policies and regulations, set forth and described in the 2024 GPU, including, but not limited to, the following:

- (a) MoVal 2040 Project documents, including the 2024 GPU and Associated Zoning Text and Zoning Atlas Amendments, and 2024 CAP;
- (b) Statement of Decision Regarding Hearing on Peremptory Writ of Mandate dated March 5, 2024, Peremptory Writ of Mandate filed May 20, 2024, and Related Returns of Respondents and Defendants the City of Moreno Valley and the City Council of the City of Moreno Valley to Peremptory Writ of Mandate and Request for Discharge of Writ and all attachments thereto filed in Riverside County Superior Court related to Case No. CVRI21033000;
- (b) The 2024 CAP and the 2024 CAP Appendices, on file with the Community Development Department and posted on the City's website;
- (c) Proposed corresponding amendments to Title 9 (Planning and Zoning) of the City's Municipal Code and amendments to the City's Official Zoning Atlas;
- (d) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all corresponding changes to Title 9 to achieve consistency with the 2024 GPU and 2024 CAP;
- (f) The 2024 GPU changing the General Plan Land Use Map as shown on Map LCC-4 of the Land Use and Community Character Element on file with the Community Development Department and posted on the City's website;
- (g) Application for the approval of MoVal 2040: Comprehensive General Plan Update (PEN25-0020) and all documents, records and references contained therein, including those related to the 2024 GPU and 2024 CAP;
- (h) Staff Report prepared for the City Council's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (i) Testimony and/or comments from the public during the public hearing; and
- (j) Testimony, comments and correspondence from all persons that were provided in written format or correspondence, at, or prior to, the public hearing.

Section 3. Findings

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the City Council makes the following findings:

- (a) That the proposed Associated Zoning Text and Zoning Atlas Amendments are consistent with the 2024 GPU in that they will implement the land use goals, objectives, policies and programs, set forth and described in the 2024 GPU;

- (b) That the proposed Associated Zoning Text and Zoning Atlas Amendments will not adversely affect the public health, safety or general welfare; and
- (c) That the proposed Associated Zoning Text and Zoning Atlas Amendments are consistent with the purposes and intent of Title 9 (Planning and Zoning).

Section 4. Amendment of the Municipal Code Zoning Ordinance and Official Zoning Atlas

That the City of Moreno Valley Zoning Ordinance and Official Zoning Atlas, as adopted by Ordinance No. 359, on April 14, 1992, of the City of Moreno Valley, and as amended thereafter from time to time by the City Council of the City of Moreno Valley, is further amended by Zoning Code amendments to address consistency with the comprehensive 2024 GPU including establishing new General Plan designations consisting of Business-Flex, Corridor Mixed Use, Center Mixed Use, Downtown Center, and Highway Office/Commercial and associated Zoning Text Amendments (Exhibit A: Text Amendments and Permitted Uses Table) and Map Amendments that include the Proposed Zoning Map, Zoning Atlas Amendments, PAKO Map, and Mixed Use Overlay Map (Exhibit B: Map Amendments); included herein by reference and on file in the Office of the City Clerk.

Section 5. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the City Council that are in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Severability

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance as hereby adopted shall remain in full force and effect.

Section 7. Effective Date

That this Ordinance shall take effect thirty days after the date of its adoption (second reading).

Section 8. Certification

That the City Clerk for the City Council shall certify to the passage of this Ordinance.

APPROVED AND ADOPTED this _____ day of _____ 2026.

CITY OF MORENO VALLEY
CITY COUNCIL

Ulises Cabrera
Mayor of the City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibit A: Text Amendments
Exhibit B: Map Amendments

ORDINANCE JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, M. Patricia Rodriguez, CMC, City Clerk of the City of Moreno Valley, California, do hereby certify that Ordinance No. 2026-____ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of _____ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)