
Appendix J

Public Services Coordination

City of Moreno Valley – Fire Department
Jesse Park, Fire Chief
Jesse.Park@fire.ca.gov
14177 Frederick St.
Moreno Valley, CA 92552

October 2, 2023

SUBJECT: Information Request for proposed Aquabella Specific Plan Amendment Subsequent Environmental Impact Report

To whom it may concern:

The City of Moreno Valley (City), as Lead Agency under the California Environmental Quality Act (CEQA), is preparing a Subsequent Environmental Impact Report (SEIR) for the Aquabella Specific Plan Amendment Project (Project). The Project is an Amendment to the Aquabella Specific Plan Amendment (SPA 218) that was previously adopted in 1999 and subsequently amended in 2005. As such, the City is seeking information to help analyze potential impacts to public services in the SEIR. Please find below a list of specific questions for your response, along with a description of the proposed Project (with accompanying figures) and our contact information. If possible, please complete and return the questionnaire by as soon as possible, as this information is time sensitive.

Project Name: Aquabella Specific Plan Amendment Project
City Project No.: Aquabella Specific Plan (SPA 218);
State Clearinghouse Number: 93113076
Project Location: The Project site is bounded by Cactus Avenue and Brodiaea Avenue to the north, Iris Avenue to the south, Laselle Street to the west, and Oliver Street to the east, in the southeastern portion of Moreno Valley.

PROJECT DESCRIPTION:

Project Setting. The Project site consists of the area designated Aquabella Specific Plan (Specific Plan No. 218), together with two small residential parcels located along the eastern boundary of the site, APNs: 486-280-016, 486-300-008, 486-310-031, 486-320-003. The Project site is located east of Interstate-215, south of State Route-60, and north of Lake Perris on Cactus Avenue and Nason Street. The Project site is in Sections 15, 16, 21, and 22 of Township 3 South, Range 3 West on the USGS Sunnymead 7.5 Minute Quadrangle. (See **Figure 1, Regional Location Map.**)

Land Use Summary: The proposed Project would amend SP 218 to develop the remaining 673.2 acres of the site with multi-family and workforce housing options, while providing a town center for recreation, shopping, and entertainment. The proposed Project would include phased development of 15,000 multi-family and workforce housing options for all ages and income levels; a 49,900 square foot (sf) mixed-use commercial and retail town center; 80 acres of parks (comprised of a 40-acre lake, a 15-acre lake promenade, and an additional 25 acres of parks); and 40 acres of schools, with up to three elementary school sites and one middle school site. Updated public services and facilities; infrastructure improvements; and other amenities would also be included. (See **Figure 2, Proposed Project Land Use Plan.**)

Development of the Specific Plan Area would occur within five Planning Areas (PAs), which are separated by roads or the existing flood control channel. Each PA would be developed in a series of neighborhoods of varying sizes and mixes of housing types. Paseos are planned to connect adjacent neighborhoods, and paseos, trails, and walkways would connect parks and open space throughout the Project site. PA 1 would be designated High Density Residential (up to 50 dwelling units per acre) with a Park overlay. PA 2 is the largest PA, is High Density Residential, and would contain the majority, if not all, of the lake features and the Town Center. PA 2 also contains two School Overlays, and two Park Overlays. PA 3 is designated High Density Residential, has a Park Overlay, and may include some of the lake feature. PA 4 is designated High Density Residential with a Park Overlay and a School Overlay, and also contains 6.9 acres of Open Space. AP 5 is designed High Density Residential and has 6.2 acres designated Open Space. PA 5 is envisioned as a gateway into the Aquabella community.

Project Phasing. The Specific Plan would be implemented in phases over time. the proposed Project is estimated to take 12-15 years to build-out with an absorption rate of approximately 1,200 units per year, using a straight-line projection method.

Circulation Improvements. Implementation of the approved Aquabella Specific Plan has included the realignment and expansion of Nason Street through the Project site, and improvements along Cactus Avenue. The Project site is accessible from Cactus Avenue, Nasion Street, Iris Avenue, John F. Kennedy Drive, and Laselle Street.

Utility Improvements. Potable water would be supplied to the site through existing parallel pipelines. Extensions are proposed along Brodiaea Avenue, Oliver Street, John F. Kennedy Drive, and through the internal backbone circulation system. Connections to existing pipelines are proposed on Cactus Avenue, Nason Street, John F. Kennedy Drive, and Oliver Street. Project implementation would complete the installation of a 42-inch main sewer line adjacent to the Line F channel, after which the existing 33-inch main that takes wastewater from John F. Kennedy Drive and Kaiser Permanente Hospital through the Project would be abandoned. This line and the existing sewer main on Nason Street would serve as the new connection points from the Project to the existing facilities. Onsite, the Project proposes to install a sewer main line beneath the backbone roadway traversing the Project site from Cactus Avenue along John F. Kennedy Drive to the 42-inch proposed trunk adjacent to the Line F channel. The Project proposes to install an energy-efficient system utilizing gravity to send flow through the proposed system. All necessary extensions to connect to the existing facilities pipelines needed for potable water flows and sewer would be coordinated with Eastern Municipal Water District (EMWD) prior to construction.

The proposed drainage plan includes the use of the lakes for stormwater runoff and post-construction best management practices (e.g., bioretention basins). The lakes would also serve as integrated water management facilities by capturing, retaining, and treating stormwater runoff before it is discharged off-site.

QUESTIONNAIRE:

1. Please confirm the below list of MVFD stations that may serve the Project area, and summary of existing apparatus, is correct. Could you please provide staffing (number and position) and services provided by each of these stations?

Table 4.17-1. Fire Stations in Proximity to the Project Site

Station	Address	Apparatus	Approximate distance from Project Site (miles)	Staffing (number and position)	Services
Station 91	16110 Lasselle Street	Paramedic Fire Engine, Fire Squad	0.8	E-91; 1 FC, 1 FAE, 1 FF S-91; 1 FAE, 1 FF	Fire, Rescue, and paramedic services
Station 99	13400 Morrison Street	Paramedic Fire Engine	0.9	E-99; 1 FC, 1 FAE, 1 FF	Fire, Rescue, and paramedic services
Station 65	15111 Indian Avenue	Paramedic Fire Engine	1.5	E-65; 1 FC, 1 FAE, 1 FF	Fire, Rescue, and paramedic services

2. Are there established performance standards/objectives for maintaining acceptable service ratios or response times?
 - a. *NFPA 1710, 5.2.4.1.1- Structure Fire Response Guidelines*
 - b. *In Calendar year 2022, we met the NFPA 1710 standard 15,192 times and did not meet the standard 8,347 times. We had an average Code 3 (lights & sirens) response time of 4.9 minutes for the year. The recommended response time is 4 minutes or less.*
 - c. *Please describe funding mechanisms to maintain response times/service ratios. There is no funding mechanism to maintain service ratios.*

3. Are existing fire protection facilities sufficient to provide service to the proposed Project? If not, please see Question #4. *They are not sufficient to provide service to the proposed project.*

4. Would development of the proposed Project create capacity or service level problems, or result in the need for new facilities and/or expanded or remodeled facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Fire Department? Yes.
 - a. *If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved. A new fire station with a fire engine along Oliver St. x JFK Dr. is required. There is no plan for this facility.*

- b. If new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities. *There is no funding mechanisms to support the construction of a new facility.*

Sincerely,

CITY OF MORENO VALLEY – Community Development Department

X  _____

Encl: Figure 1, Regional Location and Vicinity Map
Figure 2, Proposed Land Use Plan

City of Moreno Valley – Police Department
Attn: Lt. Tyson Voss
Email: tvoss@riversidesheriff.org
22850 Calle San Juan De Los Lagos
Moreno Valley, CA 92553

October 2, 2023

SUBJECT: Information Request for proposed Aquabella Specific Plan Amendment Subsequent Environmental Impact Report

To whom it may concern:

The City of Moreno Valley (City), as Lead Agency under the California Environmental Quality Act (CEQA), is preparing a Subsequent Environmental Impact Report (SEIR) for the Aquabella Specific Plan Amendment Project (Project). The Project is an Amendment to the Aquabella Specific Plan Amendment (SPA 218) that was previously adopted in 1999 and subsequently amended in 2005. As such, the City is seeking information to help analyze potential impacts to public services in the SEIR. Please find below a list of specific questions for your response, along with a description of the proposed Project (with accompanying figures) and our contact information. If possible, please complete and return the questionnaire as soon as possible as this information is time sensitive.

Project Name: Aquabella Specific Plan Amendment Project
City Project No.: Aquabella Specific Plan (SPA 218);
State Clearinghouse Number: 93113076
Project Location: The Project site is bounded by Cactus Avenue and Brodiaea Avenue to the north, Iris Avenue to the south, Laselle Street to the west, and Oliver Street to the east, in the southeastern portion of Moreno Valley.

PROJECT DESCRIPTION:

Project Setting. The Project site consists of the area designated Aquabella Specific Plan (Specific Plan No. 218), together with two small residential parcels located along the eastern boundary of the site, APNs: 486-280-016, 486-300-008, 486-310-031, 486-320-003. The Project site is located east of Interstate-215, south of State Route-60, and north of Lake Perris on Cactus Avenue and Nason Street. The Project site is in Sections 15, 16, 21, and 22 of Township 3 South, Range 3 West on the USGS Sunnymead 7.5 Minute Quadrangle. (See **Figure 1, Regional Location Map.**)

Land Use Summary: The proposed Project would amend SP 218 to develop the remaining 673.2 acres of the site with multi-family and workforce housing options, while providing a town center for recreation, shopping, and entertainment. The proposed Project would include phased development of 15,000 multi-family and workforce housing options for all ages and income levels; a 49,900 square foot (sf) mixed-use commercial and retail town center; 80 acres of parks (comprised of a 40-acre lake, a 15-acre lake promenade, and an additional 25 acres of parks); and 40 acres of schools, with up to three elementary school sites and one middle school site. Updated public services and facilities; infrastructure improvements; and other amenities would also be included. (See **Figure 2, Proposed Project Land Use Plan.**)

Development of the Specific Plan Area would occur within five Planning Areas (PAs), which are separated by roads or the existing flood control channel. Each PA would be developed in a series of neighborhoods of varying sizes and mixes of housing types. Paseos are planned to connect adjacent neighborhoods, and paseos, trails, and walkways would connect parks and open space throughout the Project site. PA 1 would be designated High Density Residential (up to 50 dwelling units per acre) with a Park overlay. PA 2 is the largest PA, is High Density Residential, and would contain the majority, if not all, of the lake features and the Town Center. PA 2 also contains two School Overlays, and two Park Overlays. PA 3 is designated High Density Residential, has a Park Overlay, and may include some of the lake feature. PA 4 is designated High Density Residential with a Park Overlay and a School Overlay, and also contains 6.9 acres of Open Space. AP 5 is designed High Density Residential and has 6.2 acres designated Open Space. PA 5 is envisioned as a gateway into the Aquabella community.

Project Phasing. The Specific Plan would be implemented in phases over time. the proposed Project is estimated to take 12-15 years to build-out with an absorption rate of approximately 1,200 units per year, using a straight-line projection method.

Circulation Improvements. Implementation of the approved Aquabella Specific Plan has included the realignment and expansion of Nason Street through the Project site, and improvements along Cactus Avenue. The Project site is accessible from Cactus Avenue, Nasion Street, Iris Avenue, John F. Kennedy Drive, and Laselle Street.

Utility Improvements. Potable water would be supplied to the site through existing parallel pipelines. Extensions are proposed along Brodiaea Avenue, Oliver Street, John F. Kennedy Drive, and through the internal backbone circulation system. Connections to existing pipelines are proposed on Cactus Avenue, Nason Street, John F. Kennedy Drive, and Oliver Street. Project implementation would complete the installation of a 42-inch main sewer line adjacent to the Line F channel, after which the existing 33-inch main that takes wastewater from John F. Kennedy Drive and Kaiser Permanente Hospital through the Project would be abandoned. This line and the existing sewer main on Nason Street would serve as the new connection points from the Project to the existing facilities. Onsite, the Project proposes to install a sewer main line beneath the backbone roadway traversing the Project site from Cactus Avenue along John F. Kennedy Drive to the 42-inch proposed trunk adjacent to the Line F channel. The Project proposes to install an energy-efficient system utilizing gravity to send flow through the proposed system. All necessary extensions to connect to the existing facilities pipelines needed for potable water flows and sewer would be coordinated with Eastern Municipal Water District (EMWD) prior to construction.

The proposed drainage plan includes the use of the lakes for stormwater runoff and post-construction best management practices (e.g., bioretention basins). The lakes would also serve as integrated water management facilities by capturing, retaining, and treating stormwater runoff before it is discharged off-site.

QUESTIONNAIRE:

1. Please confirm the below list of all MVPD stations that may serve the Project area is correct. Could you please provide staffing (number and position) and services provided by this station, and add any other stations that would serve the Project area?

Table 4.17-1. Police Stations in Proximity to the Project Site

Station	Address	Approximate distance from Project Site (miles)	Staffing (number and position)	Services
Moreno Valley Station	Civic Center Complex, 22850 Calle San Juan De Los Lagos	3.9	1-Chief 7-Lieutenant 20-Sergeants 12-Invest. 171-Deputy 55-Support Staff	Police Chief Mangers Supervisors Investigations Patrol/Traffic Special Team Office/Acct, etc.

2. Are there established performance standards/objectives for maintaining acceptable service ratios (officer-to-resident ratios) or response times? **Yes**
 - a. If so, please provide established performance standards/objectives. **Our objective is to maintain a 1 per 1,000 ratio for deputies. We are slowing increasing our ratios to eventually maintain a 1.75 ratio per 1000 residents.**
 - b. Are these established performance standards/objectives being achieved? Please provide data on current response times/service ratios, if available. **Yes.**
3. Are existing police facilities sufficient to provide police protection services to the proposed Project? If not, please see Question #4. **Yes/NO**
4. Would development of the proposed Project create capacity or service level problems, or result in the need for new facilities and/or physically altered facilities (such as expanded or redeveloped) to maintain acceptable service ratios, response times, or other performance objectives of the Police Department? **MVPD is currently outgrowing its facility and with continuous expansion on the east side of the city, response times could be delayed.**

- a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved. **There are discussions of adding an additional facility on the east side of the city in the future. No plans have been approved.**

- b. If new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities. **City of Moreno Valley provides the facilities and the Sheriff's Department provides services.**

Sincerely,

CITY OF MORENO VALLEY – Community Development Department

X _____

Encl: Figure 1, Regional Location and Vicinity Map
Figure 2, Proposed Land Use Plan

Moreno Valley Unified School District
Attn: Jacob Romero
jromero@mvusd.net
25634 Alessandro Blvd
Moreno Valley, CA 92553

September 11, 2023

SUBJECT: Information Request for proposed Aquabella Specific Plan Amendment Subsequent Environmental Impact Report

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Development of the Specific Plan Area would occur within five Planning Areas (PAs), which are separated by roads or the existing flood control channel. Each PA would be developed in a series of neighborhoods of varying sizes and mixes of housing types. Paseos are planned to connect adjacent neighborhoods, and paseos, trails, and walkways would connect parks and open space throughout the Project site. PA 1 would be designated High Density Residential (up to 50 dwelling units per acre) with a Park overlay. PA 2 is the largest PA, is High Density Residential, and would contain the majority, if not all, of the lake features and the Town Center. PA 2 also contains two School Overlays, and two Park Overlays. PA 3 is designated High Density Residential, has a Park Overlay, and may include some of the lake feature. PA 4 is designated High Density Residential with a Park Overlay and a School Overlay, and also contains 6.9 acres of Open Space. AP 5 is designed High Density Residential and has 6.2 acres designated Open Space. PA 5 is envisioned as a gateway into the Aquabella community.

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The proposed drainage plan includes the use of the lakes for stormwater runoff and post-construction best management practices (e.g., bioretention basins). The lakes would also serve as integrated water management facilities by capturing, retaining, and treating stormwater runoff before it is discharged off-site.

QUESTIONNAIRE:

1. Please confirm the below list of student generation factors, gathered from the MVUSD 2021 School Facilities Needs Analysis, to estimate the potential increase in enrollment that would be associated with multi-family attached housing for elementary, middle, and high school students. **MVUSD has not completed a SFNA since 2021. We would have to complete a new SFNA to confirm these generation factors are still accurate.**

Elementary School students *0.1961 students per dwelling unit x 15,000=2,941 students*
Middle School students..... *0.0343 students per dwelling unit x 15,000=514 students*
High School District *0..0196 students per dwelling unit x 15,000=294 students*

2. Please confirm the existing schools within the district's service boundaries that would serve Project site, and the 2021-2022 student enrollment. Please provide the 2023 -2024 student enrollment as well as the student enrollment capacity for each of the schools. *Unofficial pre-CBEDS enrollment.*

MVUSD Schools that would Serve the Project Site

School	Address	Grades	Enrollment (2021-2022)	Enrollment (2023-2024)	Capacity (2023-2024)
La Jolla Elementary School	14745 Willow Grove Place	K-5	668 _a	711	950 w/portables 825 w/o portables
Landmark Middle School	15261 Legendary Drive	6-8	850 _b	853	1,485 w/portables 1,323 w/o portables
Vista Del Lago High School	15150 Lasselle Street	9-12	2,028 _c	1,983	2,646 w/portables 1,890 w/o port.

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)?
 - a. If so, please provide established performance standards/objectives. *The State Office of Public-School Construction has a classroom loading standard of 27:1 in secondary standard classrooms, and 13:1 in special education. In elementary schools, the loading is 25:1 in standard classrooms and 13:1 in special education.*
 - b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available. *No, classroom sizes can be loaded up to as much as 36 in secondary schools and 33 in elementary schools.*

4. Are existing MVUSD facilities sufficient to provide service to the proposed Project? If not, please see Question #5. *No*

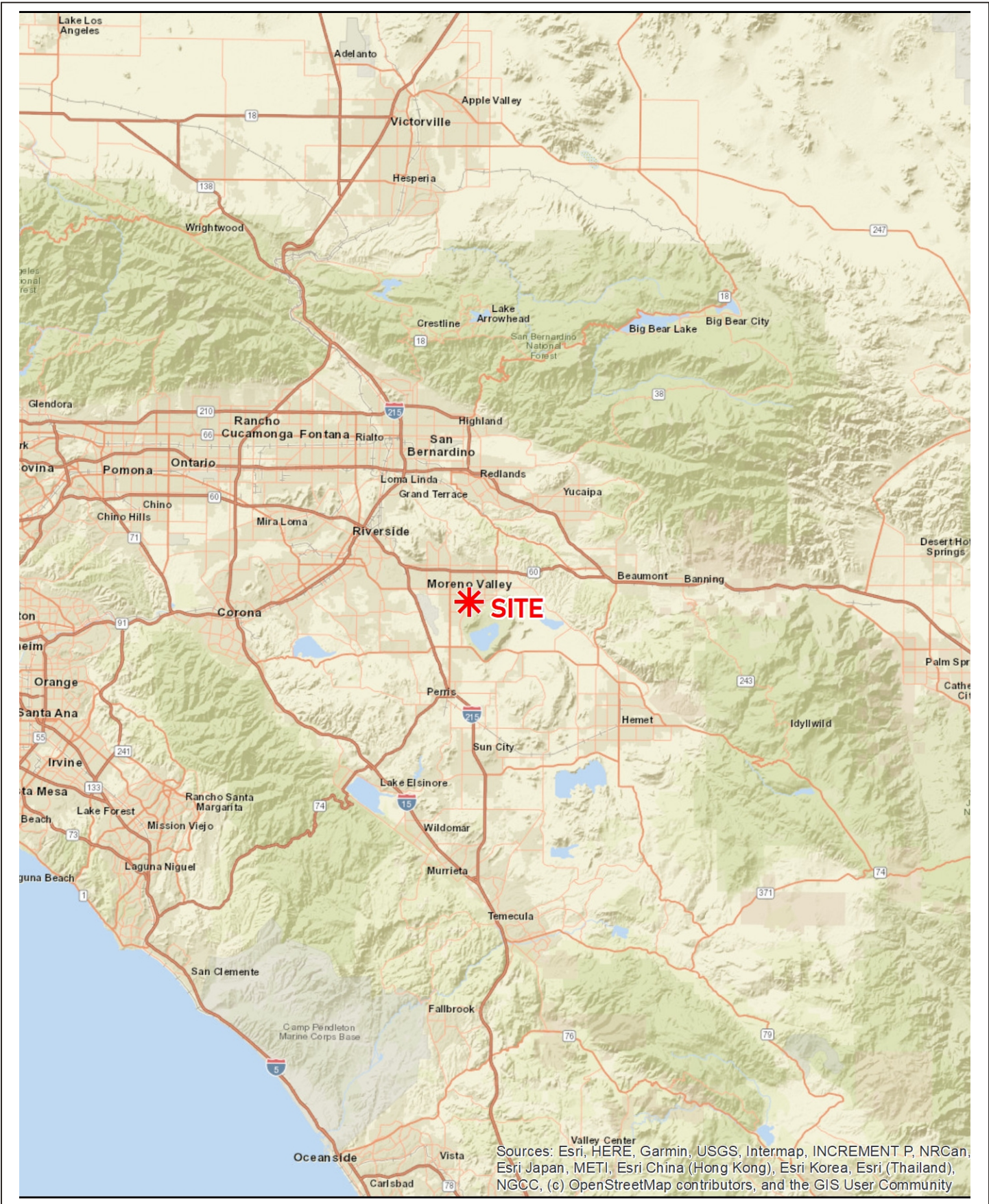
5. Considering the development of up to three elementary school sites and one middle school site is part of the Project, would development of the proposed Project create sufficient capacity for future students? Would the Project create capacity or service level problems, or result in the need for *additional* new facilities and/or physically altered facilities (i.e., expanded) beyond what is proposed and planned in order to maintain acceptable service ratios or other performance objectives of the YCJUSD? *Given our existing facilities capacities, it appears that MVUSD would need 2 new elementary schools, and additions to Landmark MS and Vista del Lago HS in order to accommodate the anticipated students from the Aquabella development.*

- a. Are any new school facilities planned and/or approved that have not yet been mentioned that would serve the Project site? **No**

- b. If additional new facilities are required beyond the two proposed elementary school sites, please describe what facilities are required. **MVUSD would need a 20 classroom/lab addition at Landmark MS and a 30 classroom/lab addition at Vista del Lago HS. These would be to replace existing portable classrooms and accommodate the new growth from development. Based on recent experience, total project cost for new elementary schools is \$42 million, and additions are running at \$1.3 million/classroom.**

- c. If additional new facilities are required, please describe funding mechanisms to support the construction or acquisition of new facilities. **Level 1 developer fees or CFD funds received from the subject development would cover a portion of the cost to build the new facilities. Other funding sources that would be necessary for supplementation, though very uncertain, would be State School Facilities Program grants and local general obligation bond proceeds from the District. If the State runs out of grant funding, and the District is unable to pass a bond, then Level 3 developer fees would be the only source of funding for the new facilities if qualified.**

Encl: Figure 1, Regional Location and Vicinity Map
Figure 2, Proposed Land Use Plan

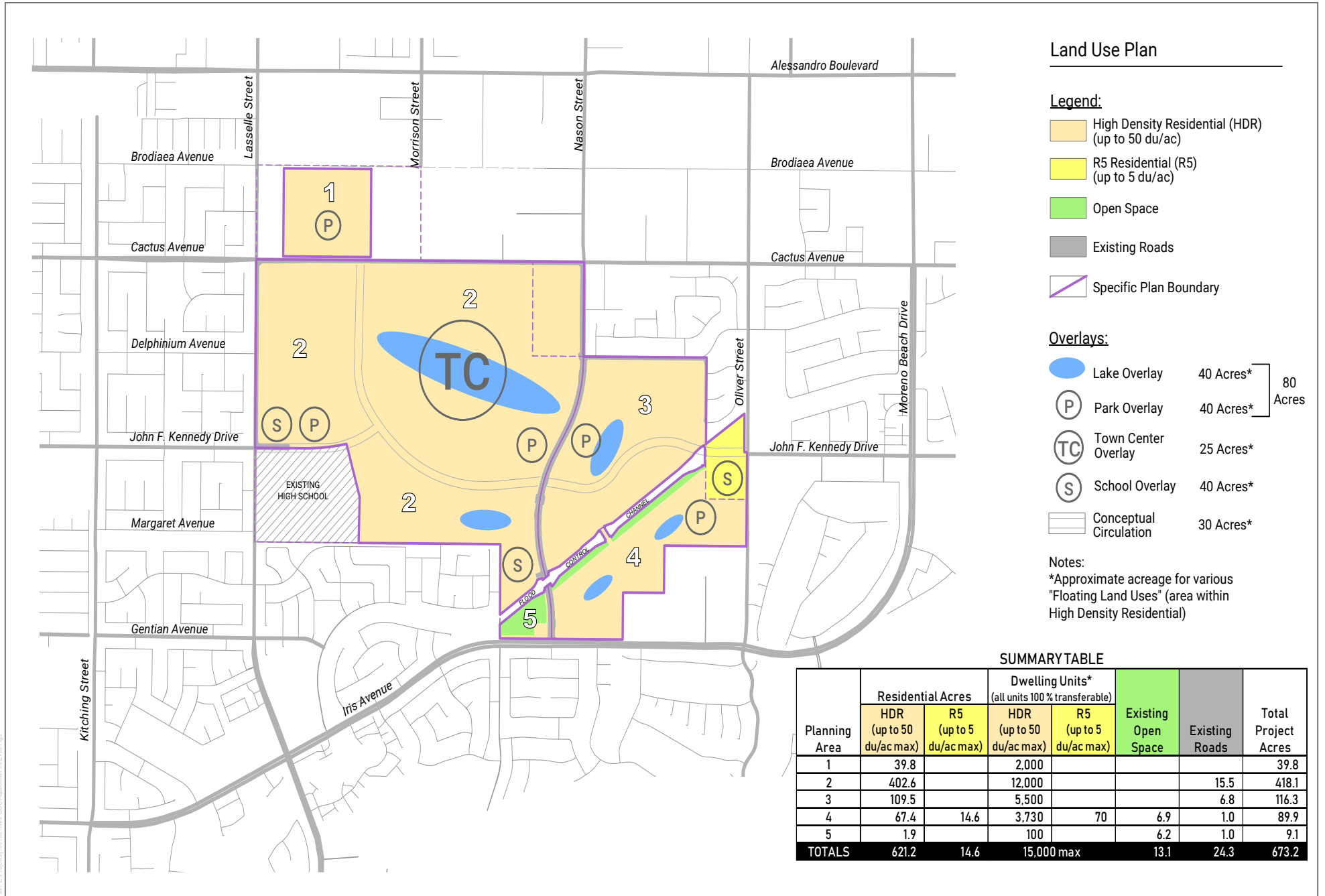


SOURCE: Aquabella Specific Plan Amendment, August 2023

FIGURE 1

Regional Location Map

Aquabella Specific Plan Amendment Project SEIR



SOURCE: Aquabella Specific Plan Amendment, August 2023

FIGURE 2

2023 Land Use Plan

Aquabella Specific Plan Amendment Project SEIR

