Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:

Project Title: Rocas Grandes II

Lead Agency: City of Moreno Valley

Contact Name: Regine Kennedy, Principal Planner

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Project Location: Moreno Valley *City* Riverside County *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves the development of a 460-unit for-rent multi-family residential community including 80 residential townhome units and 380 residential stacked flats. Project amenities would include a recreational area with a clubhouse and co-work area, swimming pool and spa, fitness center and family room, a dog park, as well as additional common open spaces. All residential buildings would be three stories. Building heights would vary, with 43'6" to the top of the roof for the residential stacked flats buildings and 40'1" to the top of the roof for the townhome buildings.

The 80 townhomes would include one-, two-, and three-bedroom units of 880 square feet (sf), 1,282 sf, and 1,502 sf, respectively. The 80 townhome units would be clustered within nine buildings, each containing nine units, with the exception of one building with eight units. The townhomes would be in the northeast portion of the project site.

The 380 stacked flats would have one or two bedrooms and be 741 sf or 880 sf, and 1,087 sf or 1,502 sf, respectively, depending on the building type. The stacked flats would be clustered in ten buildings. Seven buildings would be generally located along the western property boundary adjacent to Darwin Drive, two buildings would be located adjacent to the future extension of Brodiaea Avenue, and one building adjacent to the eastern property boundary.

As proposed, the project would provide 187,557 sf of common space in landscaped pedestrian walkways, a central recreation area, a dog park, game lawn area, and community lounge areas. Each of the 80 townhomes and 380 stacked flats would contain a private deck or patio. In total, townhome units would provide 18,992 sf of private open space and the stacked flats would provide 47,790 sf of private open space for a total of 66,782 sf of private open space.

Vehicular access to the project site would be provided via a gated entry from Darwin Drive and a gated entry from the proposed extension of Brodiaea Avenue. Gated emergency vehicle access would be provided on Alessandro Boulevard. As a part of the proposed project, an additional six feet of pavement on the south side of Brodiaea Avenue would be constructed east from Darwin Drive to the eastern project site boundary. A secondary driveway is proposed on Brodiaea Avenue, which would also be gated. Access from this location would be restricted to right-out only resident egress. The project includes 873 parking spaces, which would be provided in garages, as well as covered carports and open surface parking.

The applicant anticipates that building construction would take approximately two years with construction commencing in 2027. The first phase of units would be completed in approximately 14 months with project completion in 2029.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Mitigation Measure AQ-1 would require off-road diesel-powered construction equipment that meets or exceeds the most stringent and environmentally protective CARB and USEPA Tier 4 off-road emissions standards, or alternatively fueled equipment which would substantially reduce DPM emissions.

Biological Resources: Mitigation Measure BIO-1a would require focused surveys of Crotch's bumble bee to be conducted. In the event of Crotch's bumble bee documentation on the project site, Mitigation Measure BIO-1b would require site-specific avoidance. Mitigation Measure BIO-2 would require a pre-construction burrowing owl survey. Mitigation Measure BIO-3 would ensure compliance with standard best management practices from the Riverside

Multiple Species Habitat Conservation Plan. Mitigation BIO-4 would require any vegetation clearing and ground-disturbing activities to be conducted outside of the bird nesting season. Mitigation Measure BIO-5 would require the applicant to pay the MSHCP Local Development Mitigation Fee. Mitigation Measure BIO-6 would require the applicant to pay the Stephen's Kangaroo Rat Habitat Conservation Plan Fee.

Cultural Resources: Mitigation Measure CR-1 requires a professional archaeologist to be retained prior to the issuance of a grading permit to monitor all ground-disturbing activities on the project site. Mitigation Measure CR-2 requires agreements with the Pechanga Band of Indians prior to the issuance of a grading permit for tribal monitoring. Mitigation Measure CR-3 requires development of a Cultural Resource Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Mitigation Measure CR-4 identifies the procedures for final disposition of the cultural resources and/or Tribal Cultural Resources, if discovered. Mitigation Measure CR-5 requires inclusion of a halt work note on the project's grading plan. Mitigation Measure CR-6 requires a work halt in the event that cultural resources and/or Tribal Cultural Resources are discovered. Mitigation Measure CR-7 requires a work halt in the event that human remains are discovered. Mitigation Measure CR-8 requires non-disclosure of reburial locations of Native American human remains or associated grave goods. Mitigation Measure CR-9 requires submittal of the Phase III Data Recovery report and the Phase IV Cultural Resources Monitoring Report.

Geology and Soils: Mitigation Measure GEO-1 requires a Qualified Professional Paleontologist to be retained prior to excavation to monitor ground-disturbing construction activities.

Greenhouse Gas Emissions: Mitigation Measure GHG-1 would reduce the onsite consumption of electricity and fossil fuels, reducing GHG emissions consistent with the goals of the 2022 Scoping Plan.

Tribal Cultural Resources: Mitigation Measure CR-1 requires a professional archaeologist to be retained prior to the issuance of a grading permit to monitor all ground-disturbing activities on the project site. Mitigation Measure CR-2 requires agreements with the Pechanga Band of Indians prior to the issuance of a grading permit for tribal monitoring. Mitigation Measure CR-3 requires development of a Cultural Resource Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Mitigation Measure CR-4 identifies the procedures for final disposition of the cultural resources and/or Tribal Cultural Resources, if discovered. Mitigation Measure CR-5 requires inclusion of a halt work note on the project's grading plan. Mitigation Measure CR-6 requires a work halt in the event that cultural resources and/or Tribal Cultural Resources are discovered. Mitigation Measure CR-7 requires a work halt in the event that human remains are discovered. Mitigation Measure CR-8 requires non-disclosure of reburial locations of Native American human remains or associated grave goods. Mitigation Measure CR-9 requires submittal of the Phase III Data Recovery report and the Phase IV Cultural Resources Monitoring Report.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.