Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rocas Grandes II

Lead Agency: City of Moreno Valley | Contact Person: Regine Kennedy, Principal Planner

Mailing Address: 14177 Frederick Street | Phone: (951) 413-3206

City: Moreno Valley | Zip: 92553 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Moreno Valley

Cross Streets: Alessandro Boulevard, Brodiaea Ave, Darwin Drive | Zip Code: 92555

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ′ 56 ″ N/ 117 ° 12 ′ 10 ″ W Total Acres: 17.56

Assessor's Parcel No.: 486-280-062 and 486-280-063 | Section: 16 | Twp.: 3S | Range: 3W | Base:

Within 2 Miles: State Hwy #: SR-60 | Waterways: N/A

Airports: N/A | Railways: N/A | Schools: Valley Christian Academy, Moreno Elementary, Hendrick Ranch Elementary

Document Type:

CEQA: □ NOP □ Draft EIR | NEPA: □ NOI | Other: □ Joint Document
□ Early Cons □ Supplemental/Subsequent EIR | □ EA | □ Final Document
□ Neg Dec (Prior SCH No.) | □ Draft EIS | □ Other:
■ Mit Neg Dec Other: | □ FONSI

Local Action Type:

□ General Plan Update □ Specific Plan □ Rezone □ Annexation
□ General Plan Amendment □ Master Plan □ Prezone □ Redevelopment
□ General Plan Element □ Planned Unit Development □ Use Permit □ Coastal Permit
□ Community Plan ■ Site Plan □ Land Division (Subdivision, etc.) □ Other

Development Type:

■ Residential: Units 460 Acres 17.56
□ Office: Sq.ft. Acres Employees □ Transportation: Type
□ Commercial: Sq.ft. Acres Employees □ Mining: Mineral
□ Industrial: Sq.ft. Acres Employees □ Power: Type MW
□ Educational: □ Waste Treatment: Type MGD
□ Recreational: □ Hazardous Waste: Type
□ Water Facilities: Type MGD □ Other:

Project Issues Discussed in Document

■ Aesthetics
■ Agriculture and Forestry Resources
■ Air Quality
■ Biological Resources
□ Coastal Zone
■ Cultural Resources
■ Cumulative Effects
□ Drainage/Absorption
□ Economics/Jobs
■ Energy
□ Fiscal Impacts
■ Flood Plain/Flooding
■ Geology/Soils
■ Greenhouse Gas Emissions
□ Growth Inducement
■ Hazards & Hazardous Materials
■ Hydrology/Water Quality
■ Land Use/Planning
■ Mandatory Findings of Significance
■ Mineral Resources
■ Noise
■ Population/Housing
■ Public Services
■ Recreation
■ Schools/Universities
□ Septic System
■ Sewer Capacity
■ Solid Waste
■ Transportation
■ Tribal Cultural Resources
■ Utilities/Service Systems
□ Vegetation
■ Wetland/Riparian
■ Wildfire

□ Other

Present Land Use/Zoning/General Plan Designation:

General Plan and zoning designation of Downtown Center (DC)

Project Description:

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g. Notice of Preparation or previous draft document), please fill in.

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

X	Air Resources Board (ARB)		Natural Reserve System, University of California (UCNRS)
	Attorney General		Natural Resources Agency, California
	Baldwin Hills Conservancy (BHC)		Parks and Recreation, Department of
	Bay Conservation and Development Commission, San Francisco (BCDC)		Pesticide Regulation, Department of (DPR)
	Boating and Waterways, Department of		Public Utilities Commission, California (CPUC)
X	Caltrans District #8	X	Regional Water Quality Control Board Region #8
	Cannabis Control, Department of (DCC)		Resources Recycling and Recovery, Department of (CalRecycle)
	Central Valley Flood Protection Board		San Diego River Conservancy (SDRC)
	Coachella Valley Mountains Conservancy (CVMC)		San Gabriel, Rivers and Mountains Conservancy (RMC)
	Coastal Commission (CCC)		San Joaquin River Conservancy (SJRC)
	Coastal Conservancy, California State (SCC)		Santa Monica Bay Restoration
	Colorado River Board		Santa Monica Mountains Conservancy (SMMC)
	Conservation, Department of (DOC)		Sierra Nevada Conservancy
	Corrections and Rehabilitation, Department of (CDCR)		State Lands Commission, California (SLC)
	Delta Protection Commission		
	Delta Stewardship Council	X	State Water Resources Control Board
	Education, California Department of		Statewide Health Planning and Development, California Office of (OSHPD)
	Emergency Services, Office of (OES)		Strategic Growth Council, California (SGC)
	Energy Commission	X	SWRCB Division of Drinking Water / Financial Assistance / Water Quality / Water Rights
	Fish and Game Commission (CDFGC)		Tahoe Conservancy
X	Fish and Wildlife Region #6		Tahoe Regional Planning (TRPA)
	Food and Agriculture, Department of (CDFA)	X	Toxic Substances Control, Department of (DTSC)
X	Forestry and Fire Protection, Department of (CAL FIRE)		Transportation Commission, California (CATC)
	General Services, Department of (DGS)		Water Resources, Department of (DWR)
	Highway Patrol, California (CHP)		
	Historic Preservation, Office of		Other
X	Housing and Community Development, California Department of (HCD)		Other
X	Native American Heritage Commission (NAHC)		Other

Local Public Review Period (to be filled in by lead agency)

Starting Date November 19, 2026 Ending Date December 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants Inc.
Address: 2445 5th Avenue, Suite 420
City/State/Zip: San Diego, CA 92101
Contact: Lillie Colville
Phone: (760) 514-4849

Applicant: David Slawson
Address: 320 S. Cedros Avenue, Suite 400
City/State/Zip: Solana Beach, CA 92075
Phone: (858) 750-0751

Signature of Lead Agency Representative: Regina Kennedy **Date:** 11-16-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.