

Summary Form for Electronic Document Submittal

Form F

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 #: 2023100145

Project Title: Aquabella Specific Plan Amendment

Lead Agency: City of Moreno Valley

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Project Location: Moreno Valley Riverside
City *County*

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

Project entitlements will include a General Plan Amendment, Specific Plan Amendment, Tentative Tract Map, Change of Zone, and Development Agreement. The Project would continue to implement a mixed-use residential community on the Project site with commercial uses, a lake complex and lake promenade, and other amenities, while modifying residential uses to better help the City meet local and regional housing goals. The Aquabella Specific Plan Amendment would provide a comprehensive update to land use and other plans, site development standards, design guidelines, and implementation measures necessary to implement the new vision for the Aquabella mixed-use planned community. The proposed Project would amend SP 218 to guide the development of the remaining undeveloped portions of the Specific Plan area with multi-family and workforce housing options, while providing a town center for recreation, shopping, and entertainment. The proposed Project also includes the potential development of a school site on a parcel designated Residential 5 (R5) on the Project site's eastern boundary. The 770.5-acre Project would include phased development of 15,000 residential units 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.

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

The City of Moreno Valley has prepared a Subsequent EIR (SEIR) for the Project, which will address the substantial changes to the Project, its circumstances, and new information of substantial importance that has occurred since the City previously certified the Field Station EIR (SCH No. 93113076), supplemental EIR (SCH No. 1993112076), and addendum for development of the site.

The SEIR includes an evaluation of the following environmental issues:

Aesthetics; Agriculture and forestry resources; Air quality; Biological resources; Cultural resources; Energy; Geology and soils; Greenhouse gas emissions; Hazards and hazardous materials; Hydrology/water quality; Land use and planning; Mineral resources; Noise; Population/housing; Public services; Recreation; Transportation; Tribal cultural resources; Utilities and service systems; and Wildfire. Potentially significant impacts reduced to less than significant impacts with mitigation incorporated are identified for Biological resources, Cultural resources, Geology and Soils, Greenhouse gas emissions, Hazards, Hydrology/water quality, Noise, and Tribal cultural resources. Significant and unavoidable impacts are identified for Air quality, even with the incorporation of mitigation measures. All feasible mitigation measures are detailed in the SEIR.

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

N/A

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

Responsible agencies may include, among others: (a) Santa Ana Regional Water Quality Control Board, (b) State Water Resources Control Board; (c) California Department of Fish and Wildlife, (d) South Coast Air Quality Management District, (e) U.S. Fish and Wildlife Service, and (f) U.S. Army Corps of Engineers.