

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which support the proposed findings, are on file at the City of Moreno Valley.

Project: Plot Plan (PEN24-0075)
Applicant: Kevin Kohan, Elevated Entitlements
Property Owner: RSI Development Moreno Valley LLC
APNs: 479-140-022
Location: Cottonwood Avenue east of Perris Boulevard
Proposal: The development of a 9.39-acre parcel for the construction 23 two-story multifamily residential buildings containing a total of 184 apartment units, along with associated amenities including a clubhouse, swimming pool and spa, recreational areas, landscaping, lighting, internal circulation, and 334 parking spaces located on the north side of Cottonwood Avenue east of Perris Boulevard in the Corridor Mixed Use (COMU) District.

Council District: 3

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

Project Description: The Applicant is requesting approval of a Plot Plan for the Cottonwood Apartments. The project involves the development of a 9.39-acre vacant site located north of Cottonwood Avenue and east of Perris Boulevard. The project proposes the construction of 23 two-story multifamily residential buildings containing a total of 184 apartment units, along with associated amenities including a clubhouse, swimming pool and spa, recreational areas, landscaping, lighting, internal circulation, and 334 parking spaces. Vehicular access would be provided from Cottonwood Avenue, with additional emergency access points on Watson Way and Patricia Lane. The Project Site is located on the north side of Cottonwood Avenue East of Perris Boulevard in the Corridor Mixed Use (COMU) District. The current General Plan and Zoning is Residential 10 (R10) with changes to the General Plan 2040 from R10 to Corridor Mixed Use which allows for density up to 25 units per acre.

The Project Site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration and all documents incorporated and/or referenced therein can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins on May 21, 2026 and ends on June 22, 2026, at 5:30 p.m. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 30-day review period. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Principal Planner
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Regine Kennedy

Press-Enterprise

May 21, 2026

/s/ Regine Kennedy

Newspaper

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Principal Planner, Community Development Department