

**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

<b>SCH #</b>
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**Project Title:** Cottonwood Apartments

Lead Agency: City of Moreno Valley Contact Person: Julia Descoteaux  
 Mailing Address: 14177 Frederick Street Phone: (951) 413-3206  
 City: Moreno Valley Zip: 92552 County: Riverside County

**Project Location:** County: Riverside County City/Nearest Community: City of Moreno Valley  
 Cross Streets: Cottonwood Ave and Perris Blvd Zip Code: 92253

Longitude/Latitude (degrees, minutes and seconds): 33 ° 02 ' 47 " N / -117 ° 224 ' 122 " W Total Acres: 9.39  
 Assessor's Parcel No.: 479-140-022 Section: 8 Twp.: 3 South Range: 3 West Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: N/A Waterways: N/A  
 Airports: N/A Railways: N/A Schools: Riverside County Education Academy

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/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 184 Acres 9.39  
 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:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Cultural/ Paleo

**Present Land Use/Zoning/General Plan Designation:**

Corridor Mixed Use

**Project Description:** (please use a separate page if necessary)

The Cottonwood Apartments 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 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.

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

## 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".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 19, 2026 Ending Date June 18, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Elevated Entitlements LLC</u>	Applicant: <u>Kevin Kohan, Elevated Entitlements LLC</u>
Address: <u>5716 Corsa Ave. Suite 201</u>	Address: <u>5716 Corsa Ave. Suite 201</u>
City/State/Zip: <u>Westlake Village, CA. 91362</u>	City/State/Zip: <u>Westlake Village, CA. 91362</u>
Contact: <u>Sydney Marschalk</u>	Phone: <u>(805) 232-4383</u>
Phone: <u>(805) 232-4383</u>	

Signature of Lead Agency Representative:  Date: 5/14/2026

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