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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 #: _____

Project Title: Cottonwood Apartments

Lead Agency: City of Moreno Valley

Contact Name: Julia Descoteaux

Email: juliade@moval.org Phone Number: (951) 413-3206

Project Location: Cottonwood Avenue, City of Moreno Valley, County of Riverside (APN: 479-140-022)

City *County*

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

The Cottonwood Apartments Project involves the development of a 9.39-acre vacant site located north of Cottonwood Avenue and east of Perris Boulevard in the City of Moreno Valley. 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.

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

Biological Resources- Potential impacts to burrowing owl and/or nesting birds will be avoided through implementation of preconstruction surveys during the appropriate nesting/roosting seasons (MM-BIO-1 through MM-BIO-3).

Cultural Resources - the potential for disturbance or impacts to previously unknown below ground cultural resources and/or human remains will be avoided through implementation of mitigation measures (MM-CUL-1 through MM-CUL-9, and MM TCR-1 through TRC-9), which requires preparation of a Cultural Resources Monitoring Plan, archeological construction monitoring, and stoppage of work when potential resources or remains are uncovered. Evaluation and recovery of the materials will be conducted by the City with the appropriate tribal representative or County agency.
Geology and Soils - The potential for impacts to previously undiscovered paleontological resources will be avoided through full-time monitoring by a qualified paleontologist to assess and provide treatment recommendations in accordance with MM-PALEO-1 and -2.

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