

CITY OF MORENO VALLEY

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION (MND)**

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 supports the proposed findings, are on file at the City of Moreno Valley.

Item: Tentative Tract Map No. 34544 (PEN22-0010)
Plot Plan (PEN21-0127)

Applicant: AI Marshall, CitiVest

Property Owner: Cottonwood 939, LLC

APNs: 479-140-022

Location: North side of Cottonwood Avenue, approximately 575 feet easterly of the intersection of Perris Boulevard and Cottonwood Avenue.

Proposal: The applicant is requesting approval of the following entitlements: 1) a Tentative Tract Map 34544 for condominium purposes to subdivide approximately 9.4 acres of land, and 2) a Plot Plan for the development of the Cottonwood Village project consisting of 23 four-plex buildings (92 attached multi-family units) with associated amenities and public improvements.

Council District: 3

This Notice of Availability (NOA) has been prepared to notify agencies and interested parties that the City of Moreno Valley as the Lead Agency has prepared an Initial Study and Mitigated Negative Declaration pursuant to 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 proposed project intends to develop a total of ninety-two (92) 3-bedroom townhome units within twenty-three (23) residential buildings (4-plex) on the site. A leasing/management building is proposed at the southwestern portion of the site. The Project includes a recreation center for tenants as well as landscape areas throughout for passive and active recreation. A total of 289 parking spaces will be provided.

Project Location: The Project site is located on the north side of Cottonwood Avenue, approximately 575 feet easterly of the intersection of Perris Boulevard and Cottonwood Avenue in Moreno Valley, Riverside County, California. (Assessor Parcel Number (APN): 479-140-022). The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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.

Public Review and Comment Deadline: Copies of the Initial Study/Mitigated Negative Declaration are available at the Planning Division at the address listed below. Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Mitigated Negative Declaration, which begins March 23, 2022 and ends April 13, 2022. 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 20-day review period, 5:30 pm on April 13, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Kirt A. Coury, Contract Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552 Phone: (951) 413-3201
Email: kirtc@moval.org

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 at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California.

/s/ Sean P. Kelleher	Press-Enterprise	March 23, 2022
Sean P. Kelleher	Newspaper	Date of Publication
Planning Official		
Community Development Department		