

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

SCH #

Project Title: Perris at Pentecostal

Lead Agency: Moreno Valley Contact Person: Kirt Coury
 Mailing Address: 27555 Alessandro Blvd, Moreno Valley, CA 92555 Phone: 9514130000
 City: Moreno Valley Zip: 92555 County: Riverside

Project Location: County: Riverside City/Nearest Community: Moreno Valley

Cross Streets: North side of Iris Avenue, east of Emma Lane and south of Santiago Drive Zip Code: 92555

Longitude/Latitude (degrees, minutes and seconds): 117 ° 13 ' 42 " N / 33 ° 53 ' 27 " W Total Acres: 18.05

Assessor's Parcel No.: 485-220-006, -007, -008, -009, -015, -043, and -044 Section: 19 Twp.: 3 South Range: 3 West Base: San Bernardino

Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: La Jolla Elementary, Landmark Middle School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>TTM</u> |

Development Type:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>426</u> Acres <u>18.05</u> | | | |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ | | |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ | | |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ | | |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ | | |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ | | |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | <input type="checkbox"/> Other: _____ | | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: R-30 Residential; Zoning: R-30 Residential

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

The Applicant proposes a Plot Plan for a gated 426-unit apartment complex on 18.05 acres of land. The Plot Plan includes two apartment building types, both a 2-story (18 buildings) and a 3-story (3 buildings) building type, as well as an open space/recreation area, common area, carports with electronic vehicle EV charging stations, as well as uncovered and guest parking equaling approximately 828 parking spaces. Tentative Tract Map 38064 will consolidate seven (7) lots into five (5) legal parcels for the development of the gated community, which will include public right-of-way for streets.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # _____
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # _____
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

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

Starting Date 10/13/22 Ending Date 11/2/2022

Lead Agency (Complete if applicable):

Consulting Firm: IEC Ardurra Group
 Address: 3737 Birch Street, Suite 250
 City/State/Zip: Newport Beach, CA 92660
 Contact: Lori Duca Trottier
 Phone: 949-235-3094

Applicant: David Patton - Perris at Pentecostal, LLC.
 Address: 41 Corporate Park, Suite 250
 City/State/Zip: Irvine, CA 92606
 Phone: 949-852-0266

Signature of Lead Agency Representative: _____

Date: 10/12/22

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