

**CITY OF MORENO VALLEY  
NOTICE OF INTENT  
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 supports the proposed findings, are on file at the City of Moreno Valley.

Project: Plot Plan (PEN21-0215) and Tentative Tract Map 38064 (PEN21-0216)  
Applicant: David Patton  
Owner: Perris at Pentecostal, LLC  
Representative: David Patton, Perris at Pentecostal, LLC  
Location: Northeast corner of Iris Avenue and Emma Lane (APNs: 485-220-006, -007, -008, -009, -015, -043, and -044)  
Proposal: Plot Plan for a 426-unit apartment complex and Tentative Tract Map 38064 for the consolidation of seven (7) parcels into five (5) parcels on an 18.05-acre site.  
Council District: 4

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 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.

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 20-day public review period for the Initial Study/Mitigated Negative Declaration, which begins October 13, 2022, and ends November 2, 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 p.m. on November 2, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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Sean Kelleher, Planning Official  
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Newspaper

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