

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: Crystal Windows West Coast Headquarter Project

Lead Agency: City of Moreno Valley Community Development Department

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Project Location: Moreno Valley, Riverside County
City County

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

Please refer to Continuation Sheet, attached.

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

Potential impacts to biological resources, cultural resources, geology/soils, paleontological resources
insert others here once the environmental documentation is complete.

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.

California Department of Fish and Wildlife
Santa Ana Regional Water Quality Control Board

Project Title: Crystal Windows West Coast Headquarter Project (PEN23-0113, PEN23-0114, PEN23-0116, PEN23-0117)

Location: Approximately 18.6 acres located east of Auto Mall Drive, south of Eucalyptus Avenue, east of Pettit Street and northeast of Moreno Beach Drive in Moreno Valley, Riverside County, California. The Project Site is comprised of Assessor Parcel Numbers 488-330-009, -010, -014 and -015.

PROJECT DESCRIPTION

The Project includes the following discretionary actions under consideration by the City of Moreno Valley:

- **Plot Plan (PEN23-0113)** to permit the development and operation of a light industrial building totaling approximately 196,800 square feet in area.
- **Plot Plan (PEN23-0114)** to permit the development and operation of a light industrial building totaling approximately 168,600 square feet in area.
- **General Plan Amendment (PEN23-0116)** would amend the City of Moreno Valley General Plan Land Use Map to change the current land use designation from "R2 Residential" to "Business Park/Light Industrial (BP)."
- **Change of Zone (PEN23-0117)** to change zoning designation from Residential Agriculture (RA2) and Primary Animal Keeping Overlay Zone (PAKO) to Light Industrial (LI).
- **Finding and Determination of No Net Loss of Residential Capacity**

The Project proposes the development and operation of two light industrial buildings containing warehouse/storage space, manufacturing area, and office space on an approximately 18.6-acre Project site. The Project proposes the construction of Building 1 on Parcel 1 (adjacent to Pettit Avenue) that would consist of a proposed 196,800 square foot building comprised of 12,000 square feet of office, 60,000 square feet of manufacturing, and 124,800 square feet of warehouse. The proposed building height would be 42 feet and the lot coverage would be 47.9 percent. Parking on site would be comprised of 220 spaces. It is estimated that approximately 350 jobs would be created by the Project.

The Project also proposes the construction of Building 2 on Parcel 2 that would consist of a proposed 168,600 square-foot building comprised of 9,800 square feet of office, 60,000 square feet of manufacturing, and 98,800 square feet of warehouse. The proposed building height would be 42 feet and the lot coverage would be 42.9 percent. Parking on site would be comprised of 222 spaces.

The Project proposes associated improvements such as landscaping, parking, a new driveway approach for passenger vehicles at Pettit Avenue and the western Project boundary, site access from the cul-de-sac at Prologis Lane, and utility and stormwater improvements.

The Project proposes to consolidate existing assessor parcel numbers 488-330-009 and 488-330-010 into a single parcel (referred to as Parcel 1) that would be approximately 9.4 acres in size. A proposed 196,800 square-foot building would be constructed on Parcel 1. The Project would also consolidate existing assessor parcel numbers 488-330-014 and 488-330-015 into a single parcel (referred to as Parcel 2) that would be approximately 9.2 acres in size. A proposed 168,600 square-foot building would be constructed on Parcel 2.