

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: Crystal Windows West Coast Headquarter Project

Lead Agency: City of Moreno Valley

Contact Person: Melody Arechiga, Associate Planner

Mailing Address: 14177 Frederick Street

Phone: (951) 413-3229

City: Moreno Valley, CA

Zip: 92553

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Moreno Valley

Cross Streets: Located south of Eucalyptus Avenue, east of Pettit Street and Auto Mall Drive and northeast of Moreno Beach Drive Zip Code: 92555

Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 1.82 " N / 117 ° 10 ' 22.99 " W Total Acres: 18.6

Assessor's Parcel No.: 488-330-09, -10, -14, -15

Section: 2

Twp.: 3S

Range: 3W

Base: SBBM

Within 2 Miles: State Hwy #: SR-60

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Valley View HS, Mtn View MS

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 365,400 Acres 18.6 Employees 120 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Residential Agriculture 2 (RA2): Max 2 du/ac, Primary Animal Keeping Overlay (PAKO)

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

Please refer to Continuation Sheet, attached.

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".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 05/29/2024 Ending Date 06/28/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>ECORP Consulting, Inc</u>	Applicant: <u>Victor Fong</u>
Address: <u>2861 Pullman Street</u>	Address: <u>15644 Mar Vista St.</u>
City/State/Zip: <u>Santa Ana California, 92705</u>	City/State/Zip: <u>Whittier, CA 90605</u>
Contact: <u>Margaret Partridge</u>	Phone: <u>(626) 318-3000</u>
Phone: <u>(714) 648-0630</u>	

Signature of Lead Agency Representative:  Date: 5/29/2024

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

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.