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Date: May 29, 2024
To: Responsible Agencies and Trustee Agencies/ Interested Organizations and Individuals
Subject: **Notice of Preparation of an Environmental Impact Report for the Crystal Windows West Coast Headquarter Project**

Lead Agency:

City of Moreno Valley
Community Development Department
14177 Frederick Street
PO Box 88005
Moreno Valley, CA 92553
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(951) 413-3206
planningnotices@moval.org

EIR Consulting Firm:

ECORP Consulting, Inc.
2861 Pullman Street
Santa Ana, CA 92705
Contact: Margaret Partridge, AICP,
Senior Project Manager
(714) 648-0630

The City of Moreno Valley ("City") as the Lead Agency under the California Environmental Quality Act (CEQA) will prepare an Environmental Impact Report (EIR) for the Crystal Windows West Coast Headquarters Project ("Project"). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible and trustee agencies and interested parties with information describing the proposed Project and its potential environmental effects.

Due to the time limits mandated by State law, your response to this NOP must be sent at the earliest possible date, but no later than 30 days from the date of confirmed receipt of this NOP (the close of this NOP review period) or June 28, 2024, whichever is later.

Please send your response to Melody Arechiga at the City of Moreno Valley address listed above. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

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.

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).” The project will also include a Finding and Determination of No Net Loss of Residential Capacity
- **Change of Zone (PEN23-0117)** to change zoning designation from Residential Agriculture (RA2) and Primary Animal Keeping Overlay Zone (PAKO) to Light Industrial (LI).

PROJECT SETTING

The Project site is generally located within the eastern portion of the City of Moreno Valley within Riverside County. The City of Moreno Valley is east of the City of Riverside and south of the Box Springs mountains. Regional access to the Project site is provided via Interstate 215 (I-215), 7.1 roadway miles northwest, and State Route 60 (SR-60), approximately 0.5 roadway miles northwest.

As shown in Figure 1, Location Map, the Project site is generally bound by an industrial building to the north, Moreno Beach Drive to the southwest, vacant land to the south, vacant land and an industrial building to the east, and Pettit Street and the existing auto mall to the west. The Project site encompasses approximately 18.6 acres and consists of four parcels with Assessor’s Parcel Numbers (APN) 488-330-009, 488-330-010, 488-330-014 and 488-330-015. All 4 parcels are currently vacant and undeveloped.

PROJECT DESCRIPTION

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 associated on- and off-site improvements such as landscaping, parking, a new driveway approach for passenger vehicles at Pettit Avenue at the western Project boundary, site access for all vehicles and trucks from the cul-de-sac at Prologis Lane, and utility and stormwater improvements. Approvals required for the Project include a General Plan Amendment, Change of Zone, and two (2) Plot Plans.

Building 1 is proposed to be 196,800 square-feet and would be constructed on Site 1 (PEN23-0113). Building 2 is proposed to be 168,600 square-feet and would be constructed on Site 2 (PEN23-0114). Refer to Figure 2, Proposed Site Plan - Building 1 and Figure 3, Proposed Site Plan - Building 2, which depict the overall site plan/design for the Project. The project will be conditioned to require merger of the four existing parcels into 2 parcels to create Site 1 and Site 2.

General Plan and Zoning Amendments

The Project proposes to change the existing General Plan land use designation and zoning districts, as follows (and as depicted in Figure 4 – Existing and Proposed General Plan Land Use Designation and Figure 5 – Existing and Proposed Zoning Designation):

- A General Plan Amendment (GPA) is proposed to change General Plan Land Use from Residential: Max 2 du/ac (R2) to Business Park/Light Industrial (BP).
- A Change of Zone is proposed to change the zoning designation from Residential Agriculture (RA2) and Primary Animal Keeping Overlay Zone (PAKO) to Light Industrial (LI).

Development Summary

Existing on-site conditions are shown in Figures 6 through 8, which contain a photo location map and eight photos of the 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.

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.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The City of Moreno Valley has determined that an EIR will be prepared for the Project based on its potential to cause significant environmental effects. The EIR will be prepared as a “Project” EIR pursuant to CEQA Guidelines Section 15161. The following issues are anticipated to be addressed:

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|--------------------------------------|--------------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |
| | • Mandatory Findings of Significance |

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project related impacts. A Mitigation Monitoring and Reporting Program will also be developed as required by Section 15150 of the CEQA Guidelines.

This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies,

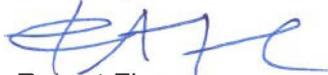
interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be impacted by the Project and should be addressed further by the City of Moreno Valley in the EIR.

SCOPING MEETING

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project. Although the primary purpose of the scoping meeting is to meet with representatives of involved agencies to assist the lead agency in determining the scope and content of the environmental information that responsible or trustee agencies may require, members of the public will be provided with an opportunity to submit brief oral comments at this scoping meeting not exceeding three minutes. However, members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address shown above. The scoping meeting will be held on Wednesday, June 12, 2024, at 6:00 PM at the Moreno Valley City Hall (City Council Chambers), 14177 Frederick Street, Moreno Valley, California 92552.

Please contact the Community Development Department, Planning Division at (951) 413-3206 or planningnotices@moval.org with any questions regarding this notice or the scoping meeting.

Sincerely,



Robert Flores
Planning Division Manager/Official

Enclosures:

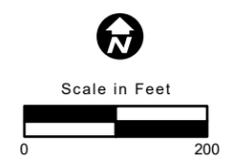
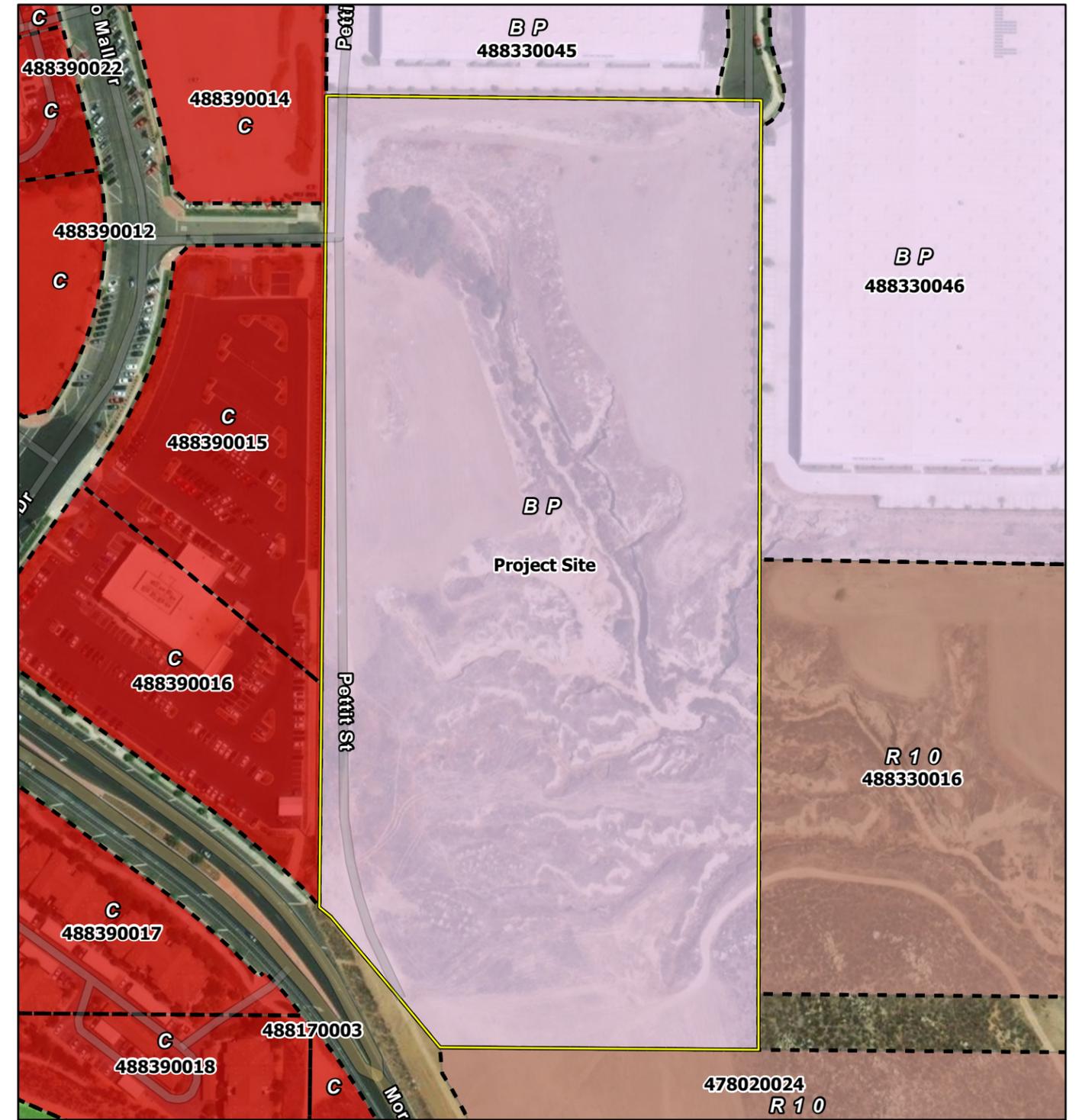
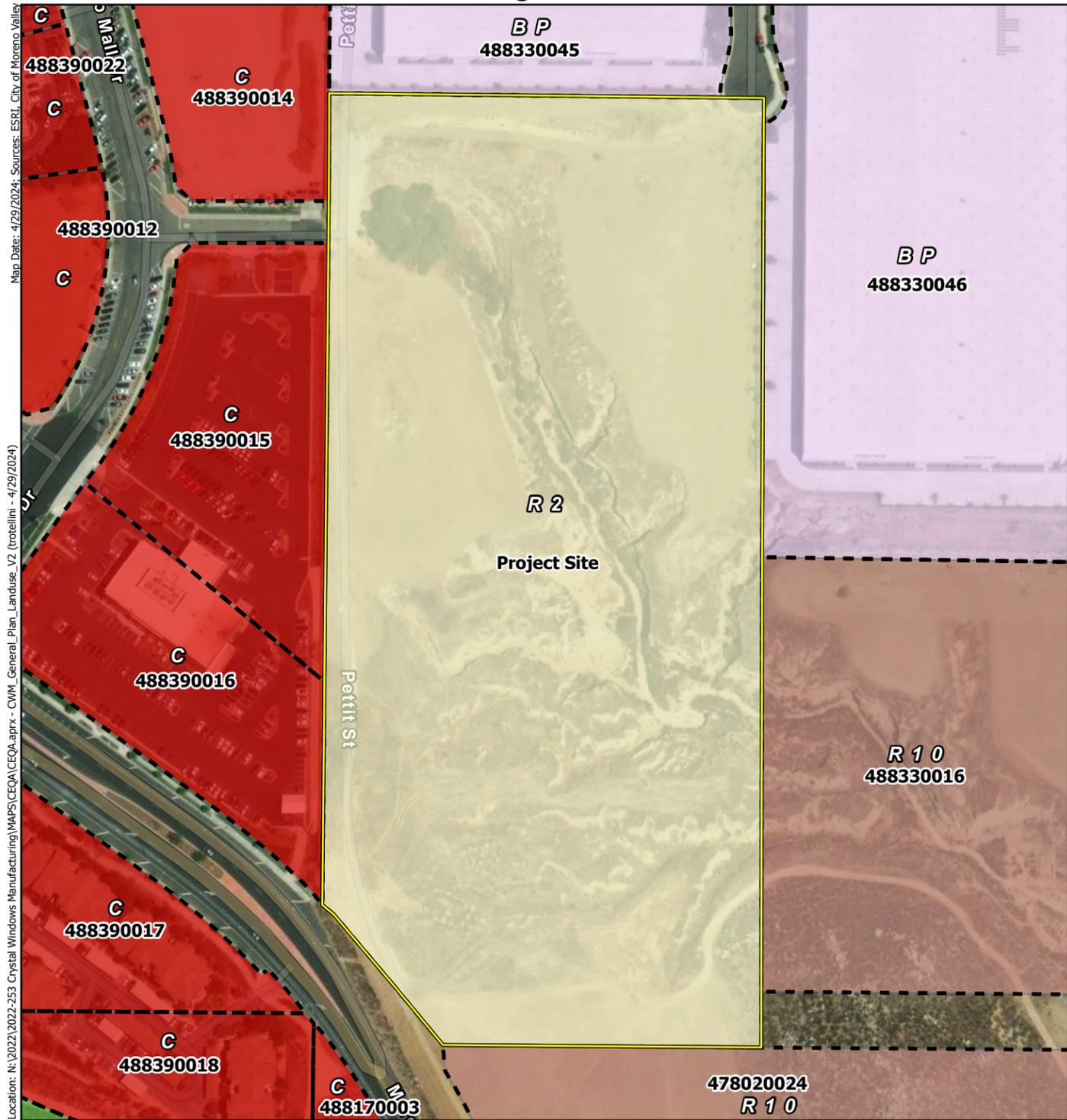
- Figure 1 – Location Map
- Figure 2 – Proposed Site Plan - Building 1
- Figure 3 – Proposed Site Plan – Building 2
- Figure 4 – Existing and Proposed Land Use
- Figure 5 – Existing and Proposed Zoning
- Figure 6 – Photo Locations
- Figure 7 – Site Photographs 1-4
- Figure 8 – Site Photographs 5-8



Figure 1. Location Map

Existing Land Use

Proposed Land Use



- Map Contents**
- Project Site
 - Parcel Boundaries

- Land Use Designations**
- Commercial
 - Business Park/Light Industrial

- Residential**
- R2 Residential
 - R10 Residential

- Public/Quasi-Public**
- Parks/Open Space

Figure 4. Existing and Proposed Land Use
2022-253 Crystal Windows West Coast Headquarter Project



Map Contents

-  Project Area
-  Photo Location and Direction

Sources: ESRI, City of Moreno Valley
Other Related Info if Needed



Location: N:\2022\2022-253 Crystal Windows Manufacturing\MAPS\CEQA\CEQA.aprx - CWM_Photo Locations (trotellini - 4/4/2024)

Map Date: 4/3/2024



Figure 6. Photo Locations



Photo 1: Looking southwest across Auto Mall Drive



Photo 2: Looking southwest toward the Project Site



Photo 3: Looking southeast toward existing industrial buildings



Photo 4: Looking south onto the Project Site



Photo 5: Looking towards Auto Mall Drive



Photo 6: Looking northeast across the Project Site



Photo 7: Looking southwest across the Project Site



Photo 8: Looking southeast from the western edge of the Project Site