



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez*  
Agency Director

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April 9, 2013

Mr. Mark Gross, AICP  
Senior Planner  
Community and Economic Development Department  
City of Moreno Valley  
14117 Frederick Street  
Moreno Valley, CA 92553

**RE: NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
WORLD LOGISTICS CENTER PROJECT**

Dear Mr. Gross,

Thank you for the opportunity to review the Draft Environmental Impact Report for The World Logistics Center Project (DEIR). The project proposes development of 3,918 acres allowing for approximately 41.4 million square feet of high-cube logistics warehouse distribution uses and 200,000 square feet of warehouse related uses. The Transportation and Land Management Agency (TLMA) has reviewed the DEIR and has the following comments:

**Transportation:**

As noted in the DEIR (page 4.15-24), the City's General Plan calls for a realignment of Alessandro Boulevard and a relocation of its intersection with Gilman Springs Road. Similarly, the project intends to connect Eucalyptus Avenue to Gilman Springs Road. TLMA requests that the City coordinate the realignments and connections of Alessandro Boulevard and Eucalyptus Avenue to Gilman Springs Road with the County.

Under the discussion of Project Direct Impacts of Road Sections in the DEIR and its traffic study, Gilman Springs Road between SR-60 and Bridge Street is identified as being impacted by the project. The mitigation identified to bring Gilman Springs Road to an acceptable level of service is to widen the road to 4-lanes. The DEIR indicates the project's fair share will be paid as mitigation. However, under the City's General Plan Circulation Element, Gilman Springs Road is identified as a 6-lane Divided Major Arterial.

The County is currently working with the City of Moreno Valley to implement safety improvements on Gilman Springs Road. TLMA staff requests that the City require the World Logistics Center project to make its half-width improvements to Gilman Springs Road (3 lanes to full width), plus reconstruct the northbound lane in the County jurisdiction to match grade in order to be able to fully stripe the road to 4 lanes, expanding upon the work being done now by the County and Moreno Valley.

For Intersection Direct Impacts under the *Existing Plus Project* scenario, the DEIR and traffic study indicate the project as having a direct impact on the following intersections:

Bridge Street at Ramona Expressway  
Gilman Springs Road at Bridge Street  
Both Ramps of SR-79 (Sanderson Avenue) at Gilman Springs Road  
Redlands Boulevard at San Timoteo Canyon Road

For each of the impacted intersections described above the improvement identified to reduce the impact to less than significant is through the installation of a traffic signal and associated street improvements. The City will require the developer to pay for the improvements in the form of fair share fees. RCTD requests that the mitigation fees be paid to the County at the time of building permit issuance, in order to mitigate project impacts, since these intersections are within County and/or Caltrans jurisdiction.

**Air Quality:**

The South Coast Air Basin (SCAB) is designated by the Environmental Protection Agency (EPA) as a nonattainment basin for ozone, nitrogen dioxide, PM10, and PM2.5. The goal of the 2012 Air Quality Management Plan adopted by the AQMD is to expand upon the progress made over the last 35 years in air quality management and improvements within the SCAB. The Federal nonattainment status, specifically for ozone and ozone precursors, has resulted in significant efforts undertaken throughout the basin to improve the regional air quality.

In order to reduce project air quality impacts, TLMA recommends that the City require that heavy duty trucks that will serve the project meet the Tier IV EPA emissions standards that have been adopted by AQMD, and work with AQMD to implement these standards at the earliest opportunity.

We also recommend that electric charging, CNG or LNG fueling stations be constructed to provide a meaningful alternative fuel infrastructure to serve the large truck fleet and on-site equipment that will be generated by this project.

If you have any questions or concerns please feel free to contact me at (951) 955-6749.

Sincerely,



Juan C. Perez  
Director of Transportation and Land Management

Cc: Marion Ashley, 5<sup>th</sup> District Supervisor  
Carolyn Syms Luna, Planning Director  
Frank Coyle, Planning Deputy Director  
Patricia Romo, Transportation Assistant Director  
Farah Khorashadi, Engineering Division Manager

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