NOTICE OF DETERMINATION

RECEIVED
MAR - 8 2010
CITY OF MORENO VALLEY

To:

___ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA. 95814

_x_ County Clerk
P.O. Box 751
Riverside, CA 92502-0751

From:

City of Moreno Valley
Community Development Dept.
14177 Frederick Street
Moreno Valley, CA.
92552-0805

FILED
RIVERSIDE COUNTY
JAN 29 2010
LARRY W. WARD, CLERK
By M. Meyer
Deputy

Subject:
Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

COUNTY CLERK
Neg Declaration/Notice of Determination
Filed per P.R.C. 21152
POSTED
JAN 29 2010
Removed: 3/1/10
By:
County of Riverside, State of California

Applicant Name: **Rados Tenants in Common**
Address: **2002 McFadden Avenue, Ste. #200, Santa Ana, CA 92705**
Telephone Number: **(714) 835-4612**

Project Title: **PA07-0035 (Master Plot Plan), PA07-0039 (Plot Plan), and PA08-0021 (Tentative Parcel Map 35822)**

State Clearinghouse No. (If submitted to Clearinghouse)	City of Moreno Valley / Jeff Bradshaw Lead Agency Contact Person	(951) 413-3224 Area Code/ Telephone

Project Location: The project is located in the City of Moreno Valley at the northeast corner of Heacock Street and Iris Avenue, Riverside County, California.

Project Description: Master Plot Plan PA07-0035 for six industrial buildings to be constructed on six separate parcels located along Revere Place and Concord Way. The buildings range in size from 23,700-square feet to 47,160-square feet. Plot Plan PA07-0039 for a 409,598 square feet warehouse distribution facility to be located on 19.27-acres located at the northeast corner of Heacock Street and Iris Avenue. Tentative Parcel Map No. 35822 (PA08-0021) is also proposed to re-configure property lines for the six buildings under Master Plot Plan PA07-0035 and to combine eleven parcels into a single 19.14 acre parcel to develop the 409,598 square foot distribution facility. The project is located in the Industrial (I) zone of the Industrial Area Specific Plan (SP #208).

This is to advise that the City of Moreno Valley has approved the above-described project with approval effective on January 26, 2010 and has made the following determinations regarding the above described project:

1. The project [___ will _X_ will not] have a significant effect on the environment.
2. ___ An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.
   _X_ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [___ were _X_ were not] made a condition of the approval of the project.
4. A Statement of Overriding Considerations [___ was _X_ was not] adopted for this project.
5. Findings [_X_ were ___ were not] made pursuant to the provisions of CEQA.

This is to certify that the [_X_ Negative Declaration ___ Final EIR with comments and responses and record of project approval] is available to the General Public at:

Moreno Valley Community Development Department, 14177 Frederick Street, Moreno Valley, California

Signature (Public Agency)	January 27, 2010 Date	Planning Official Title

NEGATIVE DECLARATION

PROJECT TITLE AND FILE NUMBER:
Master Plot Plan PA07-0035
Plot Plan PA07-0039
Tentative Parcel Map No. 35822 (PA08-0021)

PROJECT APPLICANT: Rados Tenants in Common
TELEPHONE NUMBER: (714) 835-4612

PROJECT LOCATION: Moreno Valley Industrial Area Plan (SP #208), northeast corner of Heacock Street and Iris Avenue, Moreno Valley, Riverside County, California

PROJECT DESCRIPTION: Master Plot Plan PA07-0035 for six industrial buildings to be developed along Revere Place and Concord Way. The buildings range in size from 23,700-square feet to 47,160-square feet. Plot Plan PA07-0039 for a 409,598 square feet warehouse distribution facility to be located on 19.14 acres located at the northeast corner of Heacock Street and Iris Avenue. Tentative Parcel Map No. 35822 (PA08-0021) is also proposed to re-configure the existing 21 parcels located within the project site and create six parcels ranging in size from 1.33 to 2.76 acres for Master Plot Plan PA07-0035 and one 19.14 acre parcel for Plot Plan PA07-0039.

FINDING

The City of Moreno Valley has reviewed the above project in accordance with the City of Moreno Valley's Guidelines for the Implementation of the California Environmental Quality Act, and has determined that an Environmental Impact Report need not be prepared because:

[X] The proposed project will not have a significant effect on the environment.

[ ] Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described in the attached Initial Study and hereby made a part of this Negative Declaration have been added to the project. The Final Conditions of Approval contain the final form and content of all mitigation measures.

This determination is based upon an Initial Study. The project file, including the Initial Study and related documents is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday) at the City of Moreno Valley, Community Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, California 92553, Telephone (951) 413-3206.

PREPARED BY: Jeff Bradshaw, Associate Planner DATE: December 29, 2009

NOTICE

The public is invited to comment on the Negative Declaration. The appropriateness and adoption of the Negative Declaration is considered at the time of project approval in light of comments received.

ADOPTED BY: City Council DATE ADOPTED: January 26, 2010