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CITY OF MORENO VALLEY
Planning Division

April 1, 2013

City of Moreno Valley

Community and Economic Development Department

14177 Frederick Street

Moreno Valley, CA 92553

RE: Proposed World Logistics Center Environmental Impact Report - PA12-0010 (General Plan Amendment); PA12-0011 (Development Agreement); PA12-0014 (Annexation); PA12-0012 (Change of Zone); PA12-0013 (Specific Plan) and PA12-0015 (Tentative Parcel Map)

I'd like to respond and ask some questions about the EIR for the World Logistics Center project. I read the traffic numbers for the current and *future* truck/vehicle traffic for our city because of this project. How can our city survive the impact of all the new truck traffic that will be funneled down streets like *Alessandro* and *Cactus*? We use to live in the City of Temecula and the *vehicle traffic* was the largest planning concern of the people in that area. That city is split by the 15 freeway, similar to Moreno Valley that has the 60 freeway running through the city limits. Many street widening projects were funded but still that city has enormous traffic jams on the main arteries of town as well as the freeway off ramps to Temecula. The World Logistics Center has these wide four lane streets within the complex but they empty out to smaller two lane roads like Redlands Avenue, between the 60 freeway and Dracaea Avenue. Is the developer going to widen Redlands Avenue in that area or are will our tax dollars go towards that improvement? As I see it, our city infrastructure is not there to support such a large project. The 60 freeway is currently being widened on the eastbound side, the intersection of the 60/215 north and the widening of the Nason Street overpass bridge. The amount of traffic at the intersection of the 60 freeway and the 215 currently has reached its capacity for the morning and evening commute. Seeing the current construction improvements that Caltrans is working on does not look like it would be enough to handle the increase *truck traffic* that the World Logistics Center would create. Our roads will need more maintenance (potholes and rough washboard ruts) and the taxpayers will be for asked to pay for this. Truck drivers are likely to wander or get lost in our community onto residential streets. Will the city post "*vehicles >10,000 lbs. are not permitted*" signs in all our neighborhoods? Does Caltrans have additional construction projects for widening the 60 and 215 freeways in the next 10 years? Has the surrounding cities, like Riverside and San Bernardino, been apprized of the enormous impact on their city streets and the air quality of the valley we share?

The City of Moreno Valley does not have the infrastructure to support a trucking logistics center of this size. The railroad runs along the 215 freeway and trucks will have to travel through our city to reach neither the rail or to the Los Angeles/Long Beach Ports for shipped merchandise. Had there ever been a dialog about proposing a rail expansion through our city? Will we be asked to endure that as residents

of Moreno Valley in the future? The developer of this project is proposing an airport facility in the Beaumont area. Are there plans to transport merchandise via trucks through the Badlands (Eastbound on the 60 freeway) to the World Logistics Center?

Appendix D (Air Quality, Greenhouse Gas and Health Risk Assessment Report), it speaks to the construction and operations of the World Logistics Center upon its completion. The health concerns of the children, sick and elderly are at great risk. During City Planning Commission meetings, a representative from AQMD will speak on the City's responsibility in continuing to approve warehouse development without any regard to the quality of air. But these projects continue to be approved and now the largest warehouse project in Southern California being proposed and even when the EIR report points out the devastating air quality that this project will contribute to our valley, the City Planners praise the project for its best use of space and the job benefits it will provide to our community. I worked in the City of Commerce for many years. During that time, AQMD had set up monitoring stations throughout the city and along the 5 freeway. These monitoring stations were to measure the levels of pollutants that the diesel trucks were contributing to the air quality of Los Angeles County. My work took me to the residential households of the City and there were several incidents relayed to me of a family member that had been diagnosed with lung cancer due to their environment. Once a father asked me to explain what kind of chemicals were present in a business next door that he suspected the reason his two children were born with learning disorders. We cannot always know what is being stored in warehouses! Fire Inspectors have annual inspection programs but are primarily concern with types of flammables and quantity of product for the prevention of fires. Health risks to the employees are OSHA's jurisdiction. But they don't do annual inspections! Residential homes that back up to major well-travelled streets are plagued by pollutants in their yards and HVAC equipment. These existing homes are not constructed with triple-pane windows and sound board on their exterior walls to prevent the noise and pollution of extension truck traffic. Housing values will go down on these homes along truck paths and near the project itself.

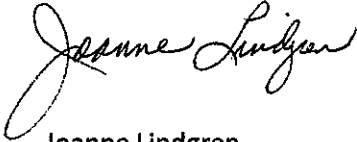
This World Logistics Center is being sold to the citizens of Moreno Valley as a solution to the inadequate number of jobs that keeps our residents commuting for employment. Warehouse employee unions have told us how poorly the employees are treating in this type of job. These are low skill workers that are paid low wages and are generally employed as part-time workers without benefits. The Sketchers' project was presented to the citizens as a number of new jobs would be generated from this development. This was not true. Neighbors have done number counts on vehicles in the parking lot and *Sketchers* has been a disappointing employment rate of one job per 18,000 square feet of building space. The city planners has estimated that even with automated warehousing projects the employment rate could be one job for every 2,200 square feet. This kind of guesswork and this type of jobs will not provide what the city needs in terms of local employment. Automated warehouses will only bring trucks to our community not jobs!

Even though our city will receive a substantial amount of permit and development fees initially, warehousing offers no sales tax base. Revenue will also serve to be inadequate in business license fees. Also building permit fees are forbidden by law to be used to benefit the general fund but must be collected to cover the actual cost of building inspection and plan checking. Riverside County has already

been sued in court over excessive permit fees for residential developments. We cannot subject our already deficit city budget with any devastating expensive lawsuit.

In conclusion, I believe the project is too large and creates too many problems for our little community. We need to reject this project and go back to the *General Plan* with mixed zoning which was approved by the people of Moreno Valley. This idea appeals to the residential and small business communities and presents itself as a healthful, quality way of life for the citizens of Moreno Valley.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joanne Lindgren". The signature is written in black ink and is positioned to the left of the printed name.

Joanne Lindgren

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