

From: [John Terell](#)
To: [Mark Gross](#)
Date: Apr 8, 2013 5:21 PM
Subject: FW: Comments for World Logistics Center DEIR
Attachment(s): 0

Hi Mark:

Another comment sent only to me.

Thanks,

John

From: Late98765@aol.com [mailto:Late98765@aol.com]
Sent: Monday, April 08, 2013 5:18 PM
To: John Terell
Subject: Comments for World Logistics Center DEIR

To: John Terell and Mark Gross of the Moreno Valley Planning Department

Draft Environmental Impact Report comments for the World Logistics Center

I am opposed to this project because the economic benefits are seriously inflated and negative impacts are understated. At first blush the Draft Environmental Impact seems to have covered everything but it really doesn't. There are alternatives that weren't explored.

The overly inflated economic projections are way too rosy and the employment

are unreasonable. Warehouse automation is much like computer technology. Each successive generation is more efficient than the last. And in warehouse automation means fewer and fewer jobs at technologically advanced fully automated warehouses. Some of us that went to the project hearings from this same developer know how many jobs were promised. I was one of the only people that brought up the fact that a fully automated warehouse was not going to bring the employment numbers quoted. The quote was even close. First 2500, then 1000 but City Official claim 500 to 600 depending on capacity and claim that is only because the facility isn't at capacity. The fact is the facility was designed for only 300 employees. The actual number of employees is less because the facility isn't at capacity because of the recession. The other reason sales are poor is because of the \$40 million class action lawsuit against the company that lied to customers. How does this City expect to foster a positive community environment if it doesn't disclose accurate employment numbers to its residents from past projects? How does a community trust its leaders when they refuse to require an independent audit record of the true employment and salary figures of past projects? How can the City expect the economic benefits touted from this project will be accurate if this data is not forthcoming with its last project?

This developer's last project was estimated to contribute \$150 million of economic benefit to the City of Moreno Valley. The Mall, every warehouse and every business in the area with property and sales taxes combined only amount to \$77 million in general fund revenue a year for the City of Moreno Valley. I have asked since this last project was built what the economic benefit figure was determined but have yet to get an answer. I have asked the Mayor has agreed to provide current economic benefit data, but it hasn't been provided. The last figure the Financial Services Director gave was that the City was getting \$200,000 in property taxes a year and that sales tax were essentially non-existent for the project. The difference between \$150,000,000 claimed and \$200,000 actually received is astronomical. How are this City's residents supposed to believe the economic benefits from this current project when the city won't give currently accurate data from the last project? Why would anyone believe the data from this project when it was produced by the same persons responsible for producing the inaccurate data from the last project?

The project is economically unfeasible because it does not include rail, or rather it does not include the cost of the rail needed to make any logistics hub location viable. The project will be to accept trucks with loads originating from overseas thru the ports of Los Angeles and Long Beach. The trucks will come from the west fully loaded and go to the harbor area empty. More trucks will come from the east to pick up the freight and then be sorted to deliver to eastern markets. Because trucks are either local (harbor to local market) or long haul (here to eastern half of continent) there will be twice any market that can carry the same amount of cargo. Moreno Valley is surrounded by beautiful majestic mountains.

mountains that trap pollution. There are calls for this freight to come from over containers that are pre-sorted for the intended destination. The freight would travel from the continent to the east by rail. There is no plan by the state or any local public utility to bring freight rail to this facility. This alternative has not been addressed in the Deir. To be economically viable a logistics hub must be serviced by rail. The location of the facility is not conducive to freight rail and it would be cost prohibitive. A flat area surrounded by mountains would be a better and more cost effective alternative.

The Deir has not adequately addressed how the widening of the Panama Canal will increase the need for additional logistics when it opens next year. If the Panama Canal takes 25% of the overseas freight that comes from the ports on the west coast, how will the city address the need for this project?

Moreno Valley has been primarily a bedroom community. Most of its residents live in single family homes. The City's general plan was thoroughly vetted by all stake holders and approved in 2006. The general plan has a little of everything. Thousands of people moved into brand new houses in the early 2000's based on the promises of the general plan. The project will change the rural east end that is next to the San Jacinto Wildlife Preserve into a mega-warehouse or logistics hub. This is not a small insignificant change but a major change in the general plan by way of a mega project. This area was supposed to have over 10,000 single family homes as well as many other mixed use businesses. If this project goes forward the amount of land available for single family homes would be seriously compromised. The only way to accommodate the number of new residents expected is high density housing. If this project were to go forward this city's future would be dominated by warehouses and apartments. Thousands and thousands of people moved here based on the promise of a city life in a rural environment. How does this city expect to foster a positive environment if they remove the reason most people moved to this city?

The city produced and paid for an infomercial for this project over a year ago. The developer only plans to build high cube warehouses in this development and the City reduced only the fee for high cube in half. No other city in California has cut the fee for high cube warehouses to half that of a traditional warehouse. The City Council has instituted a 20% reduction in the electricity bills for high cube warehouse (and rural which this particular developer says he intends to build). The City's Economic Development Action Plan states all the things the city is going to do for this project after it is approved. The mayor has stated (at a public meeting) that the city intends to offer assistance of half a billion dollars that the infrastructure for this project will cost. How does the city intend to increase public participation when most residents think this is a done deal and the city doesn't care what they have to say?

Sincerely,

Deanna Reeder & Kenny Bell

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