
From: Catherine Kelley <1970.cath.kell@gmail.com>
Sent: Sunday, November 21, 2021 9:22 PM
To: Gabriel Diaz
Subject: please no more warehouses!

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

I am writing as a long-time resident of Moreno Valley. My family has lived here since 1972, and we have seen gargantuan growth since then and the decimation of beautiful fields and orange groves with warehouses and strip malls. Please have sympathy for those of us who want to continue living here. Please do not force more warehouses on us and please consider stopping most building projects. Don't we have enough buildings already?

I would also like to ask that no more housing tracts be built. The city is already too crowded and our fields are home to wild animals who also need to live.

Thank you.

Catherine Kelley

 Virus-free. www.avast.com

From: TOM HYATT <cdftom@aol.com>
Sent: Saturday, June 11, 2022 7:36 PM
To: Gabriel Diaz; Sean P. Kelleher
Subject: MVTC and Truck Stop

Warning: External Email – Watch for Email Red Flags!

This is to be shared at the council meeting if appropriate:

As an affected resident on Wexford Avenue with a family, I am opposed to this horrible project(s). Zoning shenanigans by the City enabled this bad project near our residential neighborhood that was zoned for 1/2 acre homes. Diesel pollution and truck traffic will be horrible. The round about was designed poorly to accommodate so much truck traffic and was constructed way too small. I see trucks hopping the curb all the time to navigate the round about. It was done on a cheap budget and will be destroyed before you know it. The proposed changes the MVTC plan to eliminate traffic on to Encelia do not address the pollution!

Thank you,

Tom Hyatt
Wexford Avenue resident

Sent from my iPhone

From: Walter Fus <walterfus@verizon.net>
Sent: Saturday, June 11, 2022 8:25 PM
To: Elena Baca-Santa Cruz; Edward A. Delgado; David Marquez; Ulises Cabrera; Dr. Yxstian A. Gutierrez; Gabriel Diaz; Sean P. Kelleher
Cc: City Clerk
Subject: Moreno Valley Trade Center (MVTC) warehouse

Warning: External Email – Watch for Email Red Flags!

To whom it may concern:

I have been a resident of Moreno Valley since 1977. I served as a pilot at March and Norton Air Force Bases until retirement. My wife worked as a teacher in Moreno Valley for 30 years until she retired. We have seen many changes in the valley over the years, some good and some bad. The approval of the MVTC warehouse would be the most egregious decision this council could ever make. The negative impacts on our city would be overwhelming and the positive results are minimal. As you are all well aware, our air, the condition of our roads, and our traffic conditions would become impossible to manage effectively. Also, since all of those trucks will need diesel fuel, the land where a truck stop would be built will be negatively impacted as well. If you were to approve this proposal at your meeting of 6/21, it would show an obvious lack of respect or caring for our community. This land was zoned for residences and it should remain so.

Lt. Col. Walter Fus, retired

From: Jeff Sims <arlenego@verizon.net>
Sent: Monday, June 13, 2022 11:27 AM
To: Elena Baca-Santa Cruz; Edward A. Delgado; davdma@moval.org; Ulises Cabrera; Dr. Yxtian A. Gutierrez; Sean P. Kelleher; Gabriel Diaz; City Clerk
Subject: Comment Letter - MVTC (Appeal PAA21-0001)
Attachments: 06 11 22 Letter to Council.pdf; LAFCO MSR (MV portion).pdf

Warning: External Email – Watch for Email Red Flags!

Hi,

Attached for your review is a letter and attachment regarding the upcoming June 21 appeal hearing for the MVTC.

I apologize in advance for its length (5 pages) but I have written it absent much technical jargon. It should be a fairly quick read.

As one of your current appointed Planning Commissioners I voted no against this project and continue to believe that was a good decision. For full transparency I do live in the neighborhood directly adjacent to this project and confirmed with the City Attorney my eligibility to vote. I was very careful in the time leading up to the project going before Planning Commission on October 28, 2021 to avoid any actions that would compromise my ability to vote.

Likely supporters of the project call me hypocritical for voting no on this project as I have voted yes on most similar projects, including the World Logistic Center. The WLC when built will have impacts to the immediate area and affect traffic on a widespread basis. I voted yes though because WLC if built as approved has a plan to minimize impacts on the existing residential neighborhoods. Other warehouse/logistic projects I have voted yes on were either on property already zoned for the use, or not located directly adjacent residential. For example I voted yes on a warehouse on old 215 near the American Legion because 1) the land was zoned for that use, and 2) the existing residential adjacent thereto is consider a legal but non-conforming land use.

MVTC requires you to approve a putting an incompatible land use directly next to existing residential, and amend your recently approved General Plan Update.

Thank you in advance for taking the time to reading and considering this letter in your decision-making. If you'd like to discuss I can be contacted via email at this address or by phone at 951.809.3308.

Jeff Sims

June 11, 2022

Honorable Mayor and City Council Members
City of Moreno Valley

Subject: Moreno Valley Trade Center
Appeal PAA21-0001

The Moreno Valley Trade Center ("MVTC") was considered by your appointed Planning Commission on October 28, 2021 and unanimously denied entitlement approvals. On December 7, 2021 the Planning Commission's denial was appealed to this Council. After considerable input by interested stakeholders, Council Members deliberated. Deliberations appeared to be headed in a direction where three Council Members were in favor of upholding the Planning Commission's decision of entitlement denial. Mayor Gutierrez acknowledged this with his deliberative statement "it doesn't appear there is support for the project," and instead of calling for the vote, motioned for a continuance, which was approved. Apparently, the continuance was to give the developer of the proposed MVTC time to address input heard at the Planning Commission and City Council Meeting.

Of note the developer heard the concerns and objections regarding the project at the Planning Commission Hearing where it was unanimously denied but cavalierly a month later at the City Council Appeal Hearing addressed none of the concerns. A person could go down many paths on why. But an obvious non-controversial reason is Hillwood's motivation is profit driven with little to no concern of the impacts on the city, and especially for the existing residential neighborhood directly adjacent to the proposed MVTC. Hillwood wants the project entitled to achieve their goal of maximizing profit.

What were some of the main concerns and objections raised regarding the MVTC?

1. Incompatible Land Use - The proposed MVTC land use is not consistent with the recent City of Moreno Valley General Plan Update. The General Plan Update indicates R-2 zoning for the property where the MVTC is proposed. The General Plan Update process and the entitlement review process for the proposed MVTC was happening concurrently over a two-year time frame. It is hard to believe city planning staff, city leadership, including the Council was not aware of the proposed MVTC during the processing of the General Plan Update. Why have an approved General Plan and not honor it? The General Plan process considered the need to retain compatible land uses adjacent one another and appropriately retained a residential land use adjacent the existing half and third acre residential lots directly adjacent to the proposed MVTC. Your Planning Commission recognized the incompatibility of land uses and denied the MVTC entitlements for consistency with guidance of the City's General Plan as approved by this Council.
2. Traffic – MVTC proposed for maximization of their project functionality as a warehouse/distribution use to dump thousands of daily employee passenger car trips onto Encelia Avenue. Encelia Avenue is a residential street and one of the two main access points into the large existing rural residential area. The Developer indicated at hearings "they tried

everything they could to mitigate, but the design as proposed was necessary so truck traffic in and out of their proposed project would not interface with their employee ingress and egress." Their proposed solution to the problem they are creating is to make it a forever problem on the existing neighborhood.

3. Air Pollution – Although I am a registered civil engineer, I am not technically versed in the details of air pollution. But it does not take an engineering degree to know regardless of what study says what, when thousands of daily car and truck trips are introduced into an area where they previously were not, there will be a significant and immediate increase in air pollution in the vicinity. Hillwood in hopes to placate nearest residents offers band aid mitigation.....ask yourself, would I want that air pollution right next to my house so you and your family breathe it in 24/7 – 365 for as long as you live there?
4. Noise Pollution – Like with air pollution, it does not take an engineering degree to know regardless of what study says what, when thousands of daily car and truck trips are introduced into an area where they previously were not, there will be a significant and immediate increase in noise pollution in the vicinity. Hillwood in hopes to placate nearest residents offers some band aid mitigation.....ask yourself, would I want that right next to my house? District 4 Councilmember Cabrera during the appeal hearing stated his first-hand experience about noise impacts from logistic/warehouse use near his home and indicated it was noticeable. There will be increased noise pollution happening all hours of every day.

It is my understanding MVTC representatives have made some modifications to the proposed project in advance of the June 21, 2022 appeal hearing. An area resident who has been in contact with Hillwood and reported Hillwood has shown plans with the building footprint reduced by 65,000 SF and redesigned the parking and access to eliminate traffic, both truck and employee, to and from Encelia Avenue. The updated proposal shows a large berm and drainage detention facility proposed along Encelia Avenue.

Eliminating traffic from the proposed MVTC to Encelia Avenue addresses some of the invasive, obtrusive, and irreparable harm the initial MVTC design would have on the adjacent neighborhood. As previously proposed several thousand passenger car equivalents would be generated by the project of which many would over time find their way through the neighborhood to avoid traffic congestion on Redlands Blvd. But this is just one part of the traffic harm created by the proposed MVTC.

For those of us who drive Redlands Blvd. daily to gain access to the 60 Freeway know the roundabout is challenging now in peak periods caused by the existing traffic. You don't have to be a traffic engineer to know this will be exacerbated with the addition of the proposed MVTC. This problem will remain for decades until the Redlands/60 interchange is upgraded. I say decades because as a resident of the City of Moreno Valley living in the east end since 1994, I've seen how long the Moreno Beach interchange has taken to be improved, and it's still not done. The city is getting the cart in front of the horse approving major truck and traffic producing projects where supporting road infrastructure is obviously deficient. The Redlands Blvd/60 interchange is deficient for more truck traffic and addition of the proposed MVTC will further degrade the quality of life of area resident's dependent on this interchange. The daily drive in and out of Moreno Valley is already horrible. For example, I live off Redlands Blvd. just south of the 60 and work 17 miles away in Jurupa Valley. Everyday going to work I get the 60/215/91 experience. It regularly takes a minimum of 45 minutes leaving the house at 6:15 am to get to work.

Coming home the traffic is worse and the same drive lengthens to 60 plus minutes. Absent an improved Redlands/60 interchange this project will add more time lost to sitting and slogging through added traffic congestion trying to get off 60 at Redlands and navigating through the roundabout. I am sure most, if not all, of the area resident who commute to work agree the proposed MVTC will degrade an already bad situation.

Attached is the Moreno Valley portion of the draft LAFCO Municipal Services Report. As you know LAFCO is an unbiased governmental entity to monitor services provided by various municipalities within Riverside County. There are some interesting findings in this that you as elected leaders of this city should be mindful of:

1. The median household income in Moreno Valley is lower than the rest of the County of Riverside
2. Moreno Valley's population grew slowly during the last decade at just 0.77%
3. Population growth over the next 15-25 years is not expected to keep up with county-wide growth rates
4. The City's land use profile "is disproportionately skewed towards industrial development with almost 75% of the City's commercial square footage designed for industrial users"
5. Largest employers are distribution centers
6. The City will not meet its Regional Housing Needs Assessment 6th cycle (RHNA) in all income categories.
7. FY 2018/19 revenues = \$171 M FY 18/19 expenses = \$149 M
8. Major sources of income:
 - a. Property tax
 - b. Sales tax
 - c. Property tax in lieu of vehicle licensing fee
 - d. Utility tax

Supporters of large box distribution/logistic facilities tout alleged benefits of "job creation", increased ability to work near home, and "living wages". If this is true, why is the median income in Moreno Valley lower than the rest of the County of Riverside? Why is our population growth slow and expected to stay slow? Perhaps it is because in truth, logistic/distribution jobs don't pay living wages sufficient to own and buy a home. Also, perhaps the word on the street now is Moreno Valley is becoming an unattractive place to live and raise a family because of the disproportionately skewed land use of industrial development that creates traffic congestion, difficulty to get in and out of Moreno Valley, low paying jobs, and added air and noise pollution.

You just approved the City's General Plan with this property planned for residential. At a minimum even if you can somehow find a way to justify the benefit of the proposed MVTC over the irreparable harm to the area residents, an approval in land use change from residential to industrial shows continued disregard by the City in meeting its Regional Housing Needs Assessment (RHNA) metrics. Perhaps a more appropriate use for the property is a rezone from R-2 to residential zoning proposing a transition of R-2 along Encelia Avenue to apartments/PUD along Eucalyptus. At least there would be a buffer for the existing residential use with compatible uses. Under this scenario, people moving there would do so acknowledging/accepting the surrounding existing land uses. And with transitional residential with higher densities, the city could indicate progress towards meeting RHNA metrics by providing more opportunity for affordable housing consistent with Moreno Valley incomes.

I urge the Council to not approve the MVTC. The area residents don't deserve their quality of life degraded by an out-of-town developer looking to make buck. We all know the city likes added tax increment revenues from development. Once this property is built the property tax increment will see a large increase (over current) that will remain fairly static as future property tax increment increases are constrained by Prop 13 legislation. Other land uses could be built on this property and increase city property tax increment revenue in similar manner and if built as residential the added population will live, shop, and spend in Moreno Valley. This would generate increased sales tax revenue and more utility tax revenue.

Saying no is hard especially on projects supported by entities such as LIUNA. LIUNA focuses on doing a good job to keep their dues paying members employed. But how many of those LIUNA represented members live in Moreno Valley? And after a LIUNA project is built, LIUNA representatives will be at the next Planning Commission and Council Meeting in whatever town the next project is proposed. I certainly understand it takes quite an undertaking to get elected and re-elected. My hat off to all of you seeking office with the goal of doing good for those you seek to represent. It takes backing and money to get exposure. Maybe it's a bit naïve on my part, but it would be nice for those seeking elected office to remember the people who live, shop, and spend in Moreno Valley are the ones who are most impacted by the consequences of their decisions. Out-of-town and special interest campaign contributors who help with local city elections won't live with the negative impacts of the projects they seek approval. In the most recent Council District vote the win was not by significant margin which may be indicia people are taking note of the policies and stances of people seeking elected office here in Moreno Valley. As traffic in and out of Moreno Valley gets worse and neighborhoods are impacted by traffic, noise, and air pollution from these warehouse projects it is highly likely there will be less support for leadership who supports approving them.

Many cities are starting to push back on warehouse/logistics project being approved. With what Moreno Valley has already approved in this land use waiting to be built (World Logistics Center) perhaps tapping the brakes a bit would not be a bad decision.

In the event the Council makes findings and justifications indicating the proposed MVTC has more benefit to the city than harm despite its Planning Commission denial and significant area opposition, it is requested Council consider the proposed MVTC be conditioned with the following:

1. An irrevocable deed restriction or some other legally sufficient mechanism on the property forever disallowing any project traffic onto Encelia Avenue. The only exceptions would be - access for emergency by Fire or Police, and if the property in the distant future was redeveloped into residential.
2. Addition of a traffic signal at the intersection of Redlands and Dracaea.
3. Full improvement of the west side of Redlands Blvd. between Encelia and Dracaea. It is anticipated the proposed MVTC is already conditioned to fully improve Redlands Blvd. along its frontage between Eucalyptus and Encelia and provide for adequate transition from full improvement on Redlands for southbound traffic to existing two lane roadway on Redlands between Encelia and Dracaea. This would complete Redlands Blvd. between Eucalyptus and Cottonwood and be an incremental add to the project conditions.

Items 2 & 3 are needed to provide area resident with easier access to Redlands Blvd. and ability to leave the area via Cottonwood to Moreno Beach or Alessandro to avoid congestion at the roundabout and unimproved 60/Redlands interchange. Instead of the Developer proposing to fund road improvements

in other areas of the city, this funding could be used to make these improvements to benefit those directly impacted. To provide some equity to the proposed MVTC developer, the developer and the City could enter into a reimbursement agreement where MVTC would be reimbursed some proportionate amount from other developers within an identified Benefit Area who benefit from Redlands Blvd. street improvements. For example, there is undeveloped property along the west side of Redlands Blvd. between Encelia and Dracaea. The future developer of this property would likely be conditioned to build out this improvement if not already built. It would seem reasonable this developer would be required to contribute a proportionate share of the expense paid by MVTC for making the improvement.

As a Planning Commissioner I have participated in the approval of most warehouse/logistic projects in this city. This includes voting yes for the World Logistics Center (WLC) despite living close to it. What WLC has going for it is a plan for buffering the impacts of its project from the existing residential and eliminated truck and employee traffic from Redlands Blvd. with access from Theodore now WLC Parkway. Most other warehouse/logistic approvals in the city have been in areas where the existing underlying land use zoning allows for warehouse/logistic use, or the projects are located where there are existing non-residential land uses, and city approved truck routes.

The proposed MVTC even if modified to eliminate traffic on and off Encelia Avenue will create irreparable harm to the existing residential neighborhood. These residents sought out and bought homes in this area with a reasonable expectation city elected would respect and protect these investments by not approving incompatible land uses. Prior Planning Commissions and City Councils have done that in the past. For example, when Pro-Logis was developing along Eucalyptus east of the auto center, they responsibly agreed with area resident and city leadership to maintain a buffer of their proposed industrial use to the existing residential and eliminated two buildings from their project.

Saying no is hard but needs to be done sometimes. This is one of those times. The harm the proposed MVTC creates far outweighs the tax revenue increase this project will generate. There is still around 2,800 acres of property approved for warehouse/logistics on the east side of the Redlands Blvd. This existing neighborhood does not deserve having this added incompatible use built right on top of it. A yes vote on the proposed MVTC benefits out-of-town developers who will enjoy profits at the expense of city residents.

Please do right by your citizens who have invested in homes, pay taxes, shop, spend, and vote in Moreno Valley. Vote no on approval of the proposed MVTC upholding your Planning Commission's decision and your recent General Plan approval.

I thank you for your time to read this letter as part of your deliberations coming to a decision. If you have any questions or would like to discuss, please feel free to contact me.



Jeff Sims
City of Moreno Valley Resident
Planning Commissioner – City of Moreno Valley



Local Agency Formation Commission for the County of Riverside

6216 Brockton Avenue, Suite 111-B
Riverside, CA 92506

City Municipal Service Review and Sphere of Influence Update

Riverside County

LAFCO 2021-06-1, 2, 3, 4, 5

Public Review Hearing Draft – May 25, 2022



PREPARED FOR RIVERSIDE LOCAL AGENCY FORMATION COMMISSION

COMMISSIONERS

Michael Vargas, Chair, City Member
Stephen J. Tomanelli, Vice Chair, Public Member
Steven Sanchez, City Member
Kevin Jefferies, County Member
Jeff Hewitt, County Member
Phil Williams, Special District Member
Nancy S. Wright, Special District Member

ALTERNATE COMMISSIONERS

Ted Hoffman, City Member
V. Manual Perez, County Member
Steve Pastor, Special District Member
Jim Love, Public Member

STAFF

Gary Thompson, Executive Officer
Crystal Craig, Assistant Executive Officer
Melissa Cushman, Legal Counsel
Elizabeth Valdez, Commission Coordinator/Clerk
Michael Henderson, GIS Analyst
Rebecca Holtzclaw, Secretary

PREPARED BY RSG, INC.

CITY OF MORENO VALLEY

The City of Moreno Valley incorporated in 1984 as a general law city in the County's Western Region.¹¹⁰ The City's northern, eastern, and the majority of the southern boundary is shared with unincorporated Riverside County territory. Most of the City's southern boundary is adjacent to the Lake Perris State Recreation Area. The City of Perris boundary is immediately south of a portion of Moreno Valley. The City's western edge is bound by the March Air Reserve Base, City of Riverside corporate boundary, and unincorporated territory. The City's incorporated boundary covers an area of 51.3 square miles and the City's SOI extends northwest and southeast to encompass an additional 15.5 square miles, for a combined 66.8 square miles.¹¹¹

The City's demographic profile is presented in Figure 84.

Figure 84: Demographic Profile - Moreno Valley

Moreno Valley	City	SOI	County
Population as of 2020	208,838	150	2,442,304
Population as of 2010	193,365	105	2,189,641
Annual Pop. Growth Since 2010	0.77%	3.63%	1.10%
Housing Units	57,523	55	867,637
Persons / Housing Unit	3.63	2.73	2.81
Land Area (sq mi)	51.3	15.5	7,206.0
Persons / Square Mile	4,071	10	339
Median Household Income	\$64,073	\$93,293	\$67,369
Projected Population in 2035	246,068		2,995,509
Annual Proj. Growth 2020-2035	1.10%		1.37%
Projected Population in 2045	266,814		3,251,705
Annual Proj. Growth 2020-2045	1.65%		1.93%

Sources: California Department of Finance, Southern California Association of Governments, US Census, ESRI Business Analyst Online (Growth rates are presented as annual growth rates)

¹¹⁰ Source: City of Moreno Valley

¹¹¹ Source: Riverside LAFCO

Moreno Valley's population grew slowly during the last decade, increasing at just a 0.77 percent annual growth rate to a total population of almost 209,000. Moreno Valley is the second-largest city in the County of Riverside. Moreno Valley has large households (3.63 persons per household) and a high population density (4,071 persons per square mile) when compared to the County averages (2.81 persons per household and 339 persons per square mile). The population projections over the next 15 to 25 years indicate that population growth will increase, but growth is not expected to keep pace with County-wide growth rates.

The City's SOI contains a population of just 150, spread across 55 households. The City's median household income is slightly lower than the County-wide average, while the median household income in the SOI is about 38 percent higher than the County-wide average.

The City's land use profile is disproportionately skewed towards industrial development, with almost 75 percent of the City's commercial square footage designed for industrial users. During the last decade, the City added over 9.3 million square feet of industrial space, representing about half of the City's commercial development. While this is a significant increase in square footage, a lot of the City's development can be attributed to retail projects. The City's housing inventory is concentrated in single-family housing, representing more than 80 percent of the City's units.

Aligned with the City's land use profile, several of the City's largest employers are distribution centers, including Amazon (7,500 employees), Ross Dress for Less/DD's (2,400 employees), Sketchers USA (1,200 employees), Harbor Freight Tools (788 employees), and Deckers Outdoor (700 employees). The remaining top ten employers include March Air Reserve Base (9,600

employees), Riverside University Health Systems Medical Center (3,400 employees), Moreno Valley Mall (1,500 employees), and Kaiser Permanent Community Hospital (1,457 employees).¹¹²

Moreno Valley's land use summary is presented in Figure 85.

Figure 85: Land Use Summary - Moreno Valley

Moreno Valley		County	
Residential Units	Units	%	%
Single Family	46,378	80.6%	54.8%
Multifamily	9,781	17.0%	43.6%
Mobile Home	1,364	2.4%	1.6%
Total Units	57,523	100.0%	100.0%
New Units Since 2010	1,964		
Commercial	Gross SF		
Retail	6,080,993	20.9%	26.6%
Industrial	28,896,728	74.9%	61.8%
Office	1,512,415	3.9%	9.6%
Other	103,295	0.3%	2.0%
Total	38,593,431	100.0%	100.0%
New Commercial Since 2010	20,028,947		

Sources: California Department of Finance (2020) and Costar (Other includes hospitality, healthcare, specialty, sports and entertainment)

CURRENT SPHERE OF INFLUENCE, ISLANDS/POCKETS, AND DUCS

The City of Moreno Valley's SOI consists of three (3) noncontiguous areas, illustrated in Exhibit 12. The City's eastern SOI is the largest of the three (3) areas, stretching eastward into the hills along State Route 60 and southward along Gilman Springs to encompass the area known as Mystic Lake, which is a seasonal body of water. The City's northwestern SOI extends west to the City of Riverside's existing SOI in the hills north of State Route 60, in an area that is largely overlapping the Box Springs Mountain Reserve Park. The City's third and smallest SOI area

¹¹² Source: City of Moreno Valley, 2018-19 Comprehensive Annual Financial Report

extends south from the City's southern boundary adjacent to Lake Perris State Recreation Area, east of Davis Road.

The SOI does not contain LAFCO-identified DUCs or unincorporated islands and pockets.

Moreno Valley's boundary was previously reconfirmed in the September 2006 Central Valleys, The Pass Area and Southwestern Riverside County MSR (LAFCO 2005-49-3&5; LAFCO 2005-48-5; LAFCO 2005-47-1&3) (the "2006 MSR").

City of Moreno Valley and Sphere of Influence

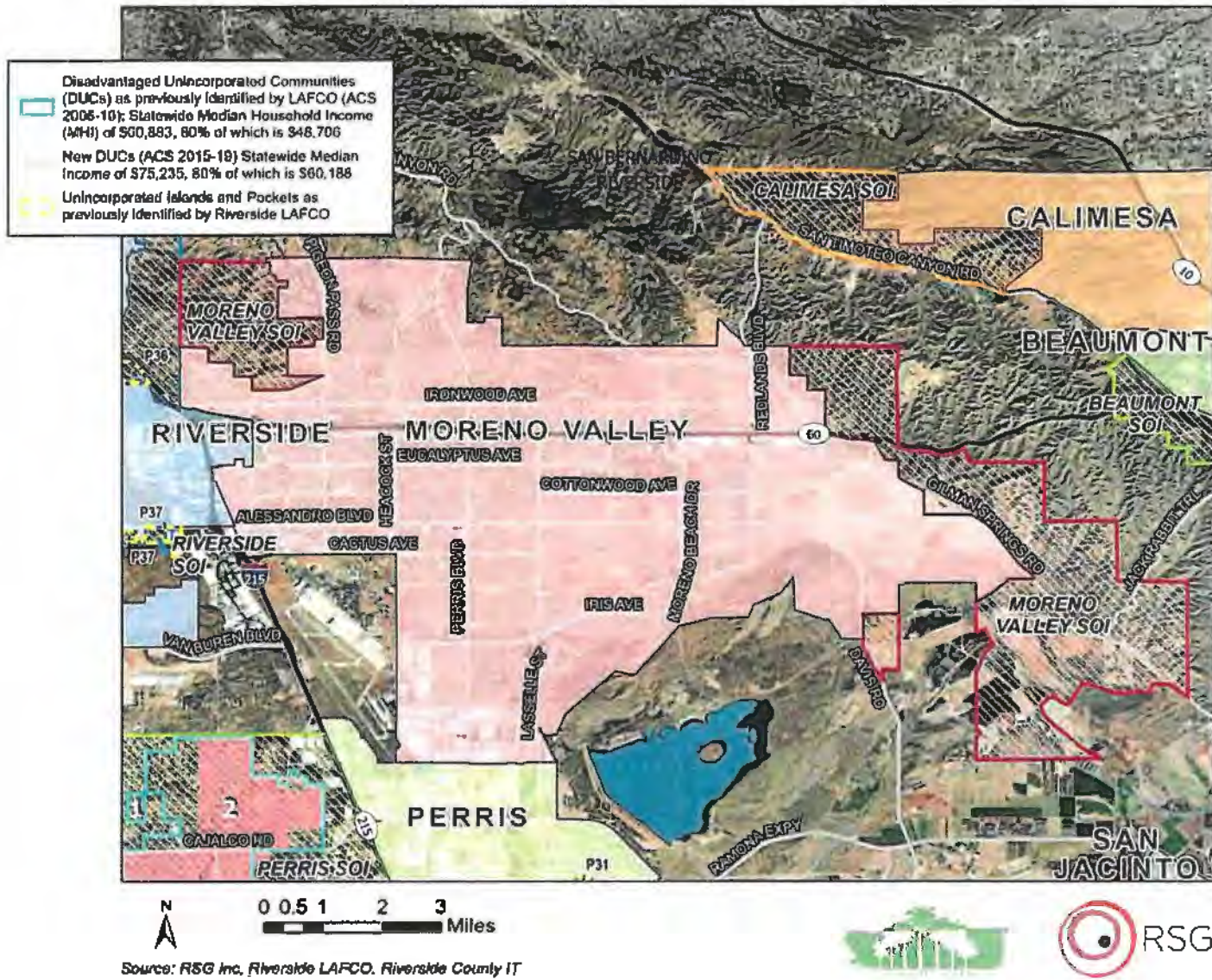


Exhibit 12: Current City and SOI Boundaries - Moreno Valley

**City of Moreno Valley
City Municipal Service Review and Sphere of Influence Update
Riverside County**

Public Review Draft – May 25, 2022

FORM OF GOVERNMENT AND STAFFING

The City of Moreno Valley is a "Council – Manager" form of government, with a City Council that includes five (5) members, including one Mayor elected at-large, and four (4) Councilmembers elected according to district boundaries. The Mayor serves a two (2) year term while Councilmembers serve four (4) year terms. The City Council appoints a City Manager, who serves as the head of the administrative branch of the City government.¹¹³

The City Council also serves as the Housing Authority, Successor Agency, Moreno Valley Community Services District, Public Financing Authority, and Public Facilities Financing Corporation. Several boards, commissions, committees, and councils carry out assignments as directed by the City Council, including the Accessibility Appeals Board, Environmental and Historical Preservation Board, Senior Citizens Advisory Board, Arts Commission, Library Commission, Planning Commission, Traffic Safety Commission, Utilities Commission, Moreno Valley Citizens Public Safety Committee, Parks Community Services and Trails Committee, and the Emerging Leaders Council.¹¹⁴

The City Manager reports directly to the City Council and oversees a staff of 375 full-time equivalent personnel.¹¹⁵ The City's annual operating expenditures ranged from \$118 to \$150.3 million between 2016-17 2018-19.¹¹⁶

SERVICES PROVIDED

City staff provide the community with building and planning, housing, code enforcement, animal control, parks and recreation, landscape maintenance, streets and road maintenance, lighting, utilities, stormwater drainage, and innovation and technology services. The following section describes municipal services provided within Moreno Valley and identifies the service provider.

¹¹³ Source: City of Moreno Valley

¹¹⁴ Source: City of Moreno Valley

¹¹⁵ Source: City of Moreno Valley, 2018-19 Comprehensive Annual Financial Report

¹¹⁶ Source: California State Controller's Office, "Cities Financial Data"

Figure 86 summarizes the municipal services provided within the Moreno Valley city limits by the City or by other service providers.

Figure 86: Service Provider Matrix - Moreno Valley

Public Services	Service Provider	City Department	County	Small Independent Special District	Large Independent Special District	Small Dependent Special District	Large Dependent Special District	Private Contractor	Franchise	Shared Service	Other
Law Enforcement	Sheriff										
Fire Protection	Fire/CalFire										
Emergency Medical	Fire/CalFire										
Building/Planning	Community Development										
Housing	Housing Authority										
Code Enforcement	Community Development										
Animal Control	Community Development										
Parks and Recreation	Parks and Community Services, CSD, Regional Parks										
Library	Library, Library System										
Museum	Historical Society										
Landscape Maintenance	Public Works, CSD, LLMD, & CFD										
Streets/Road Maintenance	Public Works, CSA										
Streetlights	Edgemont CSD, CSD, LLMD, & CFD										
Lighting	Public Works, CSD, LLMD, & CFD										
Utilities	Electric Utility, Edison, So Cal Gas										
Solid Waste	Waste Management										
Stormwater Drainage	Public Works, Flood Control & Water Conservation										
Innovation and Technology	Financial & Management Services, Spectrum, AT&T										
Airport	N/A										
Cemetery *	N/A										
Healthcare *	N/A										
Water *	Eastern Municipal Water District, Edgemont CSD										
Wastewater *	Edgemont Community Services District										

* Not included in this MSR

Government Services

General government services in the City of Moreno Valley are provided by the elected City Council, and appointed staff like the City Manager and City Clerk. The City Manager serves as the Chief Executive of the City and is responsible to the City Council for the efficient management of all City business including implementation of Council policies and programs, providing direction to departments that administer City programs and services, coordinating intergovernmental relations and legislative advocacy efforts, and administering the outsourcing agreements through which Public Safety services are provided. The City Clerk is responsible for the administration of all municipal elections, access to and management of City records, preparation of agendas, recording and maintenance of all Council actions, maintenance of the Municipal Code, and serves as the official custodian of the City seal.

Law Enforcement

Moreno Valley receives law enforcement services from the Riverside County Sheriff Department. The Sheriff provides general policing services including, investigations, special enforcement, school resources, traffic enforcement and patrols, community services, crime prevention, and the administration of the volunteer program and the Explorer youth program.

The 2006 MSR presented the following determination:

- Law enforcement services were being provided at a level below the City's standard of 1 sworn officer per 1,000 people.

According to City staff, the recently adopted General Plan identifies City policies for providing responsive, efficient, and effective law enforcement services that promote a high level of public safety. Furthermore, City staff noted that the City no longer has a policy specifying a number of sworn officers per 1,000 residents.

Fire Protection

Fire Protection services are provided by Riverside County Fire Department/CalFire in Moreno Valley. Since 1921, the Riverside County Fire Department has been in a contractual relationship with CalFire to provide wildland fire protection services. In 1946, the contract between CalFire and Riverside County Fire Department was expanded to include fire protection services. Services provided by Riverside County Fire Department/CalFire include fire protection and prevention, medical response, review of planning cases, review and inspections of construction and developments, fire and life safety inspections of state-regulated occupancies, information on ordinances and standards for construction, and information bulletins and standards for fire protection. Fire Stations 2, 6, 48, 58, 65, 91, and 99 are in the City.

The Riverside County Fire Department/CalFire provides fire protection services to 20 cities in Riverside County and the Rubidoux community services district. The Riverside County Fire Department/CalFire also responds to calls for service in seven (7) additional Riverside County cities and the Idyllwild Fire Protection District through mutual and automatic aid agreements.

Emergency Medical

Emergency medical services are provided by the Riverside County Fire Department/CalFire. Please refer to the previous section for more information on the Department.

Building/Planning and Housing (Community Development)

Building, planning, and housing services are provided by the City's Community Development Department through the Planning and Building and Safety Divisions. The Planning Division informs the planning commission, ensures new developments fulfill the City's strategic priorities, and ensures new development is in line with CEQA. The Building and Safety Division conducts plan reviews, issues permits, conducts field inspections, and coordinates permit approvals with City departments and outside agencies.

Code Enforcement

Code enforcement services are provided by the Community Development Department's Code and Neighborhood Services Division. The Division responds to citizen complaints, proactively enforces the municipal code, provides parking control services, and runs the abandoned vehicle abatement program.

Animal Control

Animal control is provided by the Animal Services Division of the Community Development Department. The Division provides humane animal services, sheltering, rabies control, stray animal control, licensing, and public education. A shelter operated by the Division is located in the City at 14041 Elsworth Street.

Parks and Recreation

Parks and recreation services are provided by three (3) entities: The City's Parks and Community Services Department, the Community Services District- Zone A, Community Facilities District No. 1, and the Riverside County Regional Parks and Open Space District. The Department provides

maintenance and development of parks, trails and recreational facilities, maintains open space, administers an array of recreational programs, and enforces park rules and regulations. The Community Services District, known also as Zone A, services parks in the City with the Parks and Community Services Department. The District primarily provides funding to the Department for parks and recreation services. The Community Facilities District No. 1 also provides funding to the Department, but funding is reserved for maintenance of facilities. The Riverside County Regional Parks and Open Space District operates the Box Spring Mountain Reserve in the City. The Reserve is located on 3,400 acres of land that overlooks the cities of Riverside and Moreno Valley. The entrance is located at 9699 Box Springs Mountain Road in Moreno Valley.

The 2006 MSR identified the following determinations:

- The City was providing parkland at a ratio that was below the City's standard and noted financing constraints that led to an increase in fee related recreational activities and a degradation of service provision.

According to City staff, the recently adopted General Plan identifies 671 acres of existing and planned parkland which could meet the parkland ratio within a 20-year period. City staff noted that the City also plans to evaluate parkland dedication fees and in-lieu parkland dedication fees to ensure that the City is adequately addressing the community need while maintaining regional competitiveness.

Library

The Moreno Valley Public Library provides library services to the City. The Library is owned and operated by the City. It has two (2) satellite locations in the Moreno Valley Mall and Iris Plaza. The Library provides users of all ages with reading materials in electronic and traditional formats, educational support for students, and literacy programs. The City's Community Services District provides funding for the operations of the Library.

The 2006 MSR presented the following determinations:

- The City's Library was too small to hold the City's entire inventory and the City had plans at the time to develop a larger facility.

The City has expanded library facilities to address this finding, adding two satellite libraries that provide library services throughout Moreno Valley. Museum

There is no museum in the City of Moreno Valley.

Landscape Maintenance

Landscape maintenance is provided by the City's Public Works Department through funding from the Community Services District, Landscape Maintenance District 2014-2, and several other special funding districts in the City. The Department provides general landscape maintenance services to public property and oversees any landscape maintenance contracts.

Streets/Road Maintenance

Streets and roads maintenance is provided by the Public Works Department. The Department's responsibilities include the coordination, maintenance, and operation of traffic facilities and roadways, sidewalk and street maintenance, and the management of City capital improvements.

The 2006 MSR identified the following determinations:

- The City's roads and intersections operating below the City's level of service standard.

City staff indicated that streets and roads were in fair to good shape.

Streetlights

The Moreno Valley Community Services District, Zone C Arterial Streetlights, the Lighting Maintenance District 2014-01, the Community Facilities District 2014-01, and the Edgemont Community Services District all provide funding for streetlight maintenance in various parts of the City. The Edgemont Community Services District provides streetlight maintenance services to several neighborhoods in the western part of the City. The District was formed in 1957 to cover

the Edgemont area of Riverside County which straddles both the cities of Riverside and Moreno Valley. The other districts provide funding that is used by the Moreno Valley Public Works Department to service the rest of the City.

Utilities (Gas, Electric)

Utilities are provided by the Moreno Valley Electric Utility ("MVU"), Southern California Edison ("SCE"), and the Southern California Gas Company ("SoCal Gas"). The MVU is the primary public electric utility in the City and is run by the Public Works Department. Created in 2001, the utility now serves around 6,600 residents. The traditional regional utilities SCE and SoCal Gas both still serve some residents in the City. In Fiscal Year 2018-19 the MVU entered into a financing agreement through Bank of America to acquire the City's streetlights from SCE. According to City staff, the streetlights then underwent an LED retrofit.

Solid Waste

The City has a franchise agreement in place with Waste Management for solid waste collection services. Waste Management is a private solid waste disposal company provides solid waste disposal and recycling services to Moreno Valley residences. Waste Management is one of the largest solid waste companies in North America with more than 45,000 employees serving over 20 million residential, industrial, municipal, and commercial customers.

The 2006 MSR presented the following determinations:

- The City was not disposing of the required amount of solid waste.

City staff indicated that the City has implemented a number of innovative source reductions, recycling, composting, and reuse programs to help meet State diversion goals. The City's current diversion rate is 65 percent, which exceeds the current standard diversion rate of 50 percent. Furthermore, City staff noted that an amendment to the City's municipal code will require a diversion rate of 75 percent by 2025 as required by State law.

Storm Drainage

Storm drainage services are provided by the Public Works Department. The Department is responsible for engineering, designing, and overseeing the construction of capital improvements for flood and storm-water management, and the operation and maintenance of City storm drains.

County Service Area 152 provides funding for the management of the City's NPDES permit program, which is aimed at reducing pollution to underground water tables.

The 2006 MSR presented the following determinations:

- The City's storm water drainage is inadequate.

City staff did not indicate that storm water drainage was inadequate in the City.

Innovation and Technology

Innovation and technology services are provided by the Financial and Management Services Department. The Department manages the City's technology assets, improves hardware, software, and telecommunications, and provides IT support.

Airport

There is no public or private airport in the City of Moreno Valley.

Extraterritorial Services Provided

The City of Moreno Valley does not provide services outside of the City's boundaries. Government Code Section 56133 requires LAFCO approval for extension of services outside a sphere of influence in response to an existing or impending threat to public health or safety.

RECENT AND PLANNED MAJOR CAPITAL IMPROVEMENTS

The City prepares a Capital Improvement Plan that serves as a comprehensive planning document inclusive of revenues and expenditures for capital improvements within the City. The

City's CIP is adopted every other year and coordinates with the City's two-year budget cycle. The City plans to make improvements in regard to pavement rehabilitation, street and road improvements, interchange construction, bridge maintenance and construction, drainage improvements, lighting improvements, and community center renovation.

According to City staff, all projects identified above, except for the March Community Center Renovation, are moving forward and funded.

HOUSING NEEDS AND HOUSING ELEMENT REPORTING

The City of Moreno Valley submitted its 6th Cycle Draft Housing element to HCD on February 19, 2021. As of the date on this MSR, HCD had not completed the review of the City's Housing Element.¹¹⁷ According to City staff, the City provided HCD with a second submittal and is in active discussion with HCD to have the 6th Cycle Housing Element certified. During the 5th Cycle, the City submitted Annual Progress Reports between 2014 and 2019, but failed to submit an Annual Progress Report in 2013.¹¹⁸

The City's 5th Cycle housing needs are presented in Figure 87.

Figure 87: 5th Cycle Housing Element Summary - Moreno Valley

Moreno Valley 5 th Cycle Housing Needs	Very Low Income	Low Income	Moderate Income	Above Moderate Income
RHNA Allocation	1,500	993	1,112	2,564
Permitted Units	0	0	457	1,354
Allocation Surplus/(Shortage)	(1,500)	(993)	(655)	(1,210)

Source: HCD Annual Progress Report Permit Summary, October 6, 2020

The City permitted 457 moderate income housing units and 1,354 above-moderate income units during the 5th Cycle. The City did not permit any very low- or low-income housing units during the

¹¹⁷ Source: California Department of Housing and Community Development, "Housing Element Implementation Status Tracker" updated June 28, 2019

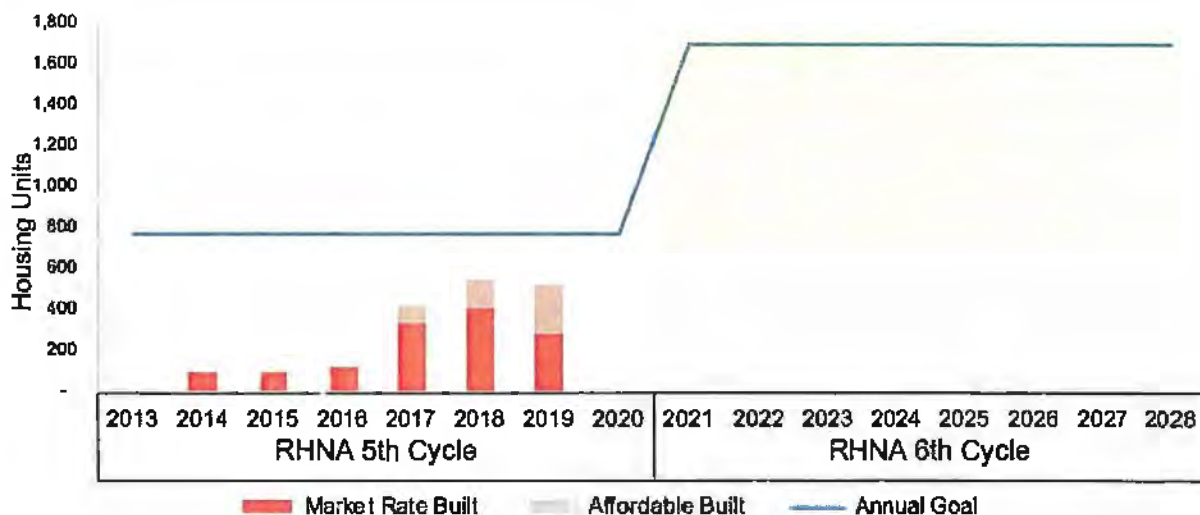
¹¹⁸ Source: California Department of Housing and Community Development, "Annual Progress Report Permit Summary," dated October 6, 2020.

5th Cycle, and the City fell short of meeting its RHNA allocation in all income categories. With a shortage of 4,358 housing units, the City is not expected to meet its RHNA allocation in any income category.

The City's RHNA allocation increases by about 120 percent, or 7,427 units, to a total of 13,596 housing units for the 6th Cycle. In order to accomplish this, the City will need to permit 1,700 units every year during the eight (8) year cycle. City staff noted that the Courtyards at Cottonwood affordable housing project in Moreno Valley is currently under construction and will assist the City in meeting its RHNA goals for low and very low income housing.

The City's 5th and 6th Cycle production goals and unit production is presented in Figure 88.

Figure 88: 5th and 6th Cycle RHNA Allocation and Production - Moreno Valley



Moreno Valley is one of 289 California jurisdictions that have not made sufficient progress toward either moderate-income RHNA unit production or failed to submit the latest (2019) Annual Progress Report. As a result, the City is subject to streamlined ministerial approval process for proposed housing developments with at least 10 percent affordable units. The streamlined

ministerial approval process was introduced as part of Senate Bill 35 (Chapter 366, Statutes of 2017) in 2017.¹¹⁹

City staff noted that the City adopted a new General Plan in June 2021 and has implemented all of the Zoning amendments required to implement its 6th Cycle Housing Element.

FISCAL HEALTH

The City of Moreno Valley's fiscal health evaluation, including audit findings, revenue sources, expenditure categories, long-term obligations, reserves, and California State Auditor assessment is presented in the sections that follow. The City's net position is presented as annual revenues less expenditures for fiscal years 2016-17 through 2018-19 in Figure 89. The City recorded surpluses in each year between 2016-17 and 2018-19.

Figure 89: Net Position - Moreno Valley

Moreno Valley	2016-17	2017-18	2018-19
Total General Tax Revenues	\$80,283,944	\$95,664,565	\$101,563,227
Other Tax Revenues	252,636	757,763	3,562
Other Revenues	43,623,150	58,823,573	69,378,685
Total Revenues	124,159,730	155,245,901	170,945,474
Total Operating Expenditures	102,604,217	132,608,840	132,343,618
Debt Service	4,326,445	4,319,000	4,309,456
Capital Outlay	11,013,480	13,418,628	12,203,689
Total Expenditures	117,944,142	150,346,468	148,856,763
Net Position	\$6,215,588	\$4,899,433	\$22,088,711

Operating Revenues

As illustrated in Figure 90, the City had total revenues that ranged from \$124.2 million in 2016-17 to \$170.9 million in 2018-19. Figure 90 outlines the City's revenue sources between 2016-17 and 2018-19.

¹¹⁹ Source: California Department of Housing and Community Development, "SB 35 Statewide Determination Summary"

Figure 90: Operating Revenue History - Moreno Valley

Moreno Valley	2016-17	2017-18	2018-19
General Revenues			
Property Tax	\$13,549,337	\$19,681,234	\$20,781,717
Sales Tax	22,613,602	22,899,957	25,928,638
Transient Occupancy Tax	1,852,584	2,344,159	2,433,358
Property Tax in-lieu of VLF	17,430,250	18,406,258	19,577,636
Franchise Tax	5,673,109	6,300,486	6,585,791
Business License Tax	2,832,064	2,956,966	3,046,854
Property Transfer Tax	719,514	767,591	833,082
Utility User Tax	15,613,484	15,629,102	15,483,806
Other Tax Revenues	-	6,678,812	6,892,345
Total General Tax Revenues	80,283,944	95,664,565	101,563,227
Transportation Tax	252,636	757,763	3,562
Parking Tax	-	-	-
Voter-Approved Taxes	-	-	-
Functional Tax Revenues	-	-	-
Total Tax Revenues	80,536,580	96,422,328	101,566,789
Charges for Services	6,582,057	11,502,017	10,078,587
Special Benefit Assessments	686,981	800,544	732,737
Use of Money	3,040,329	6,153,214	9,724,869
Fines and Forfeitures	195,970	727,887	800,140
Licenses and Permits	2,950,348	3,234,411	3,638,808
Intergovernmental	14,637,872	18,156,624	21,488,264
Other Taxes in-Lieu	-	-	-
Miscellaneous Revenues	15,529,593	18,248,876	22,915,280
Total Revenues	\$124,159,730	\$155,245,901	\$170,945,474

Source: California State Controller's Office

The City's general tax revenues, which were \$101.6 million in 2018-19, account for 59.4 percent of the City's total revenues. The City has a diverse revenue base, with sales tax (\$25.9 million), property tax (\$20.8 million), property tax in-lieu of VLF (19.6 million), and utility user tax (\$15.5 million) representing the largest revenue sources and collectively representing 80.5 percent of total general tax revenues.

When compared to all other Riverside County and California cities, the City's tax revenues are proportionate, except for utility user tax, which not all communities have adopted. Although sales tax is the City's largest general tax revenue source, accounting for 25.5 percent of the City's general tax revenues, it is proportionally lower than the average sales tax revenue for all

Public Review Draft – May 25, 2022

Riverside County cities (39.9 percent), and more aligned with the average sales tax revenue for all California cities (24.7 percent). Because sales tax can be susceptible to economic shifts, such as the results of the COVID-19 pandemic, it may be advantageous for the City to rely less on sales tax revenues.

The City's general tax revenues are compared to all Riverside County and California cities in Figure 91.

Figure 91: General Tax Revenue Comparison - Moreno Valley



Aside from tax revenues, City's largest non-tax revenue sources are miscellaneous revenues (\$22.9 million) and intergovernmental revenues (\$21.5 million). The City's major revenue sources are described in greater detail in the sections that follow.

Sales Tax

Sales tax revenues are the City's single-largest tax revenue, accounting for 25.5 percent of general tax revenues or \$25.9 million in 2018-19. Sales tax revenues are derived from one percent of gross receipts from the sale of tangible personal property sold in Moreno Valley. Sales tax revenues increased by 7.1 percent annually between 2016-17 and 2018-19.

Property Tax and Property Tax in-lieu of Motor Vehicle License Fees

Property tax and property tax in-lieu of VLF were the City's second and third largest tax revenues in 2018-19, accounting for 20.5 and 19.3 percent of general tax revenues respectively.

In 2018-19, the City collected almost \$20.8 million in property tax. Property tax is assessed on land, improvements, and personal property, which amounted to about \$15.6 billion in 2018-19. Approximately \$4.1 billion in assessed value was derived from land value and \$11.8 billion from improvements.¹²⁰ The City's property tax collections were approximately 15.6 percent of all property tax collected in Moreno Valley, which is one of the highest tax rates for a city in Riverside County.

The City's property tax revenues increased from about \$13.5 million in 2016-17 to \$20.8 million in 2018-19, 23.8 percent annual growth rate. While property assessed valuations can only increase by a maximum of 2 percent annually, property tax revenues can grow at a much faster pace as a result of new development adding new taxable value to the tax roll.

The City of Moreno Valley and County of Riverside have a mutually adopted Master Property Tax Exchange Agreement in place, which was adopted in 1985.¹²¹

Property tax in-lieu of VLF accounted for 19.3 percent of the City's general tax revenue in 2018-19, equivalent to \$19.6 million. Property tax in-lieu of VLF replaced vehicle license fees as a revenue source for cities in 2004, and increases based on assessed valuation growth in the jurisdiction.

Utility User Tax

A fourth significant revenue source for the City is utility user tax revenues. The City assesses utility user taxes on telephone use at a rate of 5.75 percent, inclusive of intrastate residential and

¹²⁰ Source: California City Finance, "Assessed Valuation of Property by City"

¹²¹ Source: Riverside LAFCO

commercial calls, interstate residential and commercial calls, international residential and commercial calls, and all wireless residential and commercial calls. Additionally, the City taxes business and residential electricity, business and residential natural gas, business and residential cable television, business and residential water, and business and residential sewer fees at a rate of 6 percent.¹²² In 2018-19, utility user tax revenues amounted to \$15.5 million, or about 15.2 percent of general tax revenues. Over the three (3) year period from 2016-17 to 2018-19, the City's utility user tax revenues were relatively flat, decreasing by a little more than \$100,000 over that period.

Miscellaneous Revenues

The City's largest non-tax revenue source is classified as miscellaneous revenues. Miscellaneous revenues amounted to \$22.9 million in 2018-19, or about 13.4 percent of all revenues. For the City, the primary sources of miscellaneous revenues includes development impact fees (\$9.6 million in 2018-19), contributions from nongovernmental sources (\$1.9 million), and other unclassified miscellaneous revenues (\$11.3 million). According to City staff, the City is expected to begin preparation of a development impact fee study in 2021.

Intergovernmental Revenues

Intergovernmental revenues are collected from County, State, and Federal sources and amounted to \$21.5 million in 2018-19 for the City. The City's intergovernmental revenues are comprised of gas tax revenues (\$8.0 million), community development block grants (\$1.8 million) and several other State (\$8.0 million) and Federal (\$3.3 million) government sources. Intergovernmental revenues increased from about \$14.6 million in 2016-17 to \$21.5 million in 2018-19, a 21.2 percent annual growth rate.

¹²² Source: California City Finance, "Utility User Tax by City" updated in February 2021

Operating Expenditures

The City's operating expenditures ranged from \$117.9 to \$150.3 million between 2016-17 and 2018-19. The City's annual operating expenditures, categorized by use, are presented in Figure 92.

Figure 92: Operating Expenditures - Moreno Valley

Moreno Valley	2016-17	2017-18	2018-19
Operating Expenditures			
Salaries and Wages	\$31,577,627	\$45,685,127	\$21,936,258
Employee Benefits	9,756,381	12,363,241	13,222,377
Materials and Supplies	4,749,004	2,974,431	3,675,063
Contract Services	56,321,004	57,844,737	83,315,931
Other Operating Expenditures	200,201	13,741,304	10,193,989
Total Operating Expenditures	102,604,217	132,608,840	132,343,618
Debt Service	4,326,445	4,319,000	4,309,456
Capital Outlay	11,013,480	13,418,628	12,203,689
Total Expenditures	\$117,944,142	\$150,346,468	\$148,856,763

Source: California State Controller's Office

Because the City contracts with the County of Riverside for law enforcement and fire protection services, it is not surprising that the City's largest expenditure category is contract services, amounting to \$83.3 million in 2018-19. Between 2016-17 and 2018-19, the City's contract services expenditures increased by 21.6 percent annually – over the same time frame all other operating expenditures increased by just 2.9 percent. In 2018-19, the City's contract service expenditures amounted to 56 percent of total expenditures.

The City's largest current expenditure category is associated with public safety, amounting to \$63.3 million in 2018-19. Public safety expenditures grew at just 3.5 percent annually between 2016-17 and 2018-19 while total current expenditures increased by 12.3 percent annually. Most of the growth occurred in transportation, community development, and culture and leisure expenditure categories. The City's current expenditures by function between 2016-17 and 2018-19 are presented in Figure 93.

Figure 93: Current Expenditures - Moreno Valley

Moreno Valley	2016-17	2017-18	2018-19
General Government	\$17,323,318	\$18,982,549	\$19,669,398
Public Safety	59,152,472	63,992,529	63,305,321
Transportation	10,976,980	18,441,708	19,286,980
Community Development	6,843,958	12,717,384	11,128,467
Health	-	-	-
Culture and Leisure	8,307,489	18,474,670	18,953,452
Public Utilities	-	-	-
Debt Service	4,326,445	4,319,000	4,309,456
Capital Outlay	11,013,480	13,418,628	12,203,689
Total Current Expenditures	\$117,944,142	\$150,346,468	\$148,856,763

Source: California State Controller's Office

In most contract cities around Riverside County, the public safety costs are rapidly increasing at unsustainable paces – that is not the case in Moreno Valley. The fastest growing expenditure categories for the City were culture and leisure (51 percent annual increase between 2016-17), transportation (32.6 percent annual growth), and community development (\$27.5 percent annual growth). These three (3) categories represented \$23.2 million in expenditure increases between 2016-17 and 2018-19.

Culture and leisure expenditures are entirely associated with parks and recreation costs (almost \$19.0 million in 2018-19) while transportation expenditures include costs for streets, highways and storm drains (\$18.1 million), and trees and landscaping (\$1.1 million). Community development expenditures are associated with planning (\$3.2 million), construction and engineering regulation (\$373,000), and other unclassified community development expenditures (\$7.5 million). Some of these costs are recovered via charges for services, and according to City staff, the City's fees are balanced and consistent with all fee studies. City staff also indicated that the City planned to prepare a new development impact fee study in 2021 because the previous fee study was prepared nine (9) years ago.

Reserve Fund Balance

The City has several reserve fund policies. The City's cash flow reserve aims to preserve 17 to 35 percent of General Fund expenditures. The Emergency fund policy requires 12 percent of

General Fund expenditures and the Rainy Day Reserve policy requires an additional 10 percent of General Fund expenditures to be retained. The City's 2020-21 budget indicates that the City will retain \$39.9 million in reserves and is in compliance with the City's reserve policies.¹²³

Pension and OPEB Obligations

The City of Moreno Valley's pension and OPEB obligations are outlined in Figure 94.

Figure 94: Pension and OPEB Obligations - Moreno Valley

Moreno Valley	2017-18	2018-19	2019-20
Net Pension Liability/(Surplus)	\$72,410,028	\$68,092,267	\$72,896,273
Total OPEB Liability/(Surplus)	7,099,335	6,453,487	8,175,011
Total Benefit Liability/(Surplus)	\$79,509,363	\$74,545,754	\$81,071,284

Source: 2017-18, 2018-19 and 2019-20 ACFR

Qualifying employees are eligible to participate in the City's Miscellaneous Pension Plan. The City does not have public safety employees and therefore does not offer a Safety Plan. The City also provides OPEB policies, which are defined benefit postemployment healthcare plans for retired persons, and benefits are extended to surviving spouses. As illustrated in Figure 94, the City has about \$81.1 million in combined pension and OPEB liabilities.

The City established an irrevocable trust fund in June 2009 to begin prefunding the City's unfunded OPEB liability.

The City's pension indicators, which include the City's employer contribution compared to the actuarially determined contribution, the City's total covered payroll, and the contribution rate as a percent of covered payroll, are presented in Figure 95.

¹²³ Source: City of Moreno Valley, 2019-20 Budget

Figure 95: Pension Indicators - Moreno Valley

Moreno Valley	2017-18	2018-19	2019-20
Actuarially Determined Contribution	\$6,385,610	\$7,094,031	\$7,972,616
Employer Contribution	6,385,610	7,094,031	7,972,616
Covered Payroll	\$20,860,026	\$21,783,847	\$24,175,227
Employer Contribution Rate	30.6%	32.6%	33.0%

Source: 2017-18, 2018-19 and 2019-20 ACFR

The City made employer contributions equivalent to the actuarially determined contribution between 2016-17 and 2019-20. During this time frame, the City's covered payroll increased at an annual rate of about 7.7 percent. The City's employer contribution rate, which ranged from 30.6 to 33.0 percent between 2016-17 and 2019-20, is about average for the County of Riverside, which ranged from 26 to 32 percent over the same period.

Annual Audit Findings

RSG reviewed the City's Annual Audits from 2017-18 through 2019-20. The Annual Audits did not present any findings and the auditor stated that the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City. Additionally, the City's Annual Audits between 2017-18 and 2019-20 were awarded Certificates of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

California State Auditor Fiscal Health Evaluation

The City of Moreno Valley ranked 281 out of 471 jurisdictions and received an overall risk rating of low. The City is considered higher risk than 190 peer cities in California, or about 40 percent of cities. The City received low risk ratings on six (6) indicators, including liquidity, general fund reserves, pension obligations, pension costs, future pension costs, and OPEB obligations. Two

(2) indicators were given moderate risk ratings, including debt burden and revenue trends. Two (2) indicators scored high risk ratings, including pension funding and OPEB funding.¹²⁴

MSR DETERMINATIONS

Requisite CKH determinations for the City of Moreno Valley are presented by topic below:

1. Population, Growth, and Housing

Moreno Valley grew at a slower rate over the last decade, when compared to the County and most other incorporated jurisdictions in the Western Riverside Region. The Moreno Valley population is expected to grow at a rate that is slightly lower than the County-wide growth rate over the next 15 to 25 years. The City did not build sufficient housing units to meet its 5th Cycle RHNA allocation of 6,169 units, falling short by 4,358 units, and the City's 6th Cycle RHNA allocation increased by 120 percent to a total of 13,596 housing units.

2. Disadvantaged Unincorporated Communities in SOI

The City's SOI does not contain any DUCs.

3. Present and Planned Capacity of Facilities

Many of the City's deficiencies identified in the 2006 MSR did not resurface during RSG's research, data collection, and city interview stages.

4. Financial Ability to Provide Services

The City's general tax revenue sources have increased to more than \$101.6 million in 2018-19. The City has identified issues with its pension and OPEB liabilities and began to take

¹²⁴ Source: California State Auditor, Financial Data for Fiscal Year 2019-20

corrective action as early as 2008 with the introduction of an irrevocable trust fund. The City has maintained healthy reserve funds.

5. Opportunities for Shared Facilities

No opportunities for shared facilities were identified.

6. Accountability for Community Service Needs

The City Council is elected according to district boundaries. The City's plethora of boards, committees, and commissions indicates that the City residents are engaged with City government. The City is active across at least five (5) social media platforms and maintains an email list. The City also operates a television channel and has a dedicated media team.

7. Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy.

The City did not identify any other matters related to effective or efficient service delivery as required by Commission Policy.

SOI RECOMMENDATIONS

RSG's recommendations related to the Moreno Valley SOI are presented by topic below. RSG is not recommending any changes to Moreno Valley's SOI.

1. Present and Planned Land Uses

Large portions of Moreno Valley's SOI overlaps difficult-to-develop and protected land and are unlikely to be developed in the foreseeable future. The southern and southeastern portions of the unincorporated Moreno Valley SOI present the best opportunities for future growth and development.

2. Present and Probable Need for Public Facility and Services

City staff indicated that the Moreno Valley SOI has adequate public facilities and services.

3. Present Capacity of Public Facilities

City staff indicated that public facilities in the Moreno Valley SOI are sufficient to meet the community's needs.

4. Social or Economic Communities of Interest

The City did not identify any social or economic communities of interest in the Moreno Valley SOI.

5. Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

The Moreno Valley SOI does not contain any DUCs.

From: George Hague <gbhague@gmail.com>
Sent: Monday, June 13, 2022 1:15 PM
To: Gabriel Diaz
Cc: Sean P. Kelleher; City Clerk
Subject: II Children & Moreno Valley Trade Center's (MVTC) Tuesday June 21st

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Good afternoon members of the Moreno Valley City Council,

June 13, 2022

Re: Your June 21st public hearing on the Moreno Valley Trade Center (MVTC) and its health impacts on the neighborhood — especially the children.

While the 1.3 million sq ft Moreno Valley Trade Center (MVTC) warehouse has made some changes in their project since December none of them significantly reduce the health impacts to children trying to play in their own backyard — **assuming parents will even allow their children outside knowing the pollution copied below from the MVTC's own documents impact children more than adults.**

EVEN THOUGH THE MVTC MAY HAVE TRIED TO SAFELY FIT A VERY LARGE WAREHOUSE ON LAND ZONED FOR HOMES, ACROSS THE STREET FROM HOMES, AND ADJACENT TO LAND ZONED FOR HOMES **THE FOLLOWING ARE IMPORTANT AREAS THEY HAVE NEVER BEEN ABLE TO COME CLOSE TO MITIGATE** ACCORDING TO THEIR OWN FINAL EIR:

"5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

The CEQA Guidelines require that an EIR disclose the significant environmental effects of a project which cannot be avoided if the proposed project is implemented (CEQA Guidelines Section 15126(b)). As described in detail in Section 4.0, *Environmental Analysis*, of this EIR, **the proposed Project is anticipated to result in impacts to the environment that cannot be reduced to below a level of significance** after the consideration of Project design features, compliance with applicable federal, State and local regulations, and the application of the feasible mitigation measures identified in this EIR. The significant impacts that cannot be mitigated to a level below thresholds of significance consist of the following:

o **Aesthetics: Implementation of the Project would mostly or completely block views** of Reche Canyon and the Badlands (and the San Bernardino Mountains beyond) from the segment of Encelia Avenue that abuts the Project site on the south (west of Shubert Street). Also, implementation of the Project would mostly or completely block scenic views of Mount Russell and its foothills from the segment of Eucalyptus Avenue that abuts the Project site. **This would be a significant and unavoidable direct impact.**

o **Air Quality (Air Quality Management Plan Conflict):** The Project would emit air pollutants (NO_x) that would contribute to a delay in the attainment of federal and State ozone standards in the SCAB. Because the Project requires a General Plan Amendment, it also would exceed the growth projections contained in SCAQMD's 2016 AQMP. As such, the Project would conflict with and could obstruct implementation of the AQMP. Project impacts due to a conflict with the SCAQMD 2016 AQMP **would be significant and unavoidable** on both a direct and cumulatively-considerable basis.

o **Air Quality (Criteria Pollutant Emissions):** After the application of Project design features, mandatory regulatory requirements, and feasible mitigation measures, Project-related NO_x emissions during long-term operation of the Project would remain above the applicable SCAQMD regional thresholds. Accordingly, Project-related emissions would not meet SCAQMD air quality standards and contribute to the non-attainment of ozone standards in the SCAB. Therefore, Project operational-related impacts due to NO_x **emissions would be significant and unavoidable** on a direct and cumulatively-considerable basis.

o **Greenhouse Gas Emissions (GHG Emissions Generation):** Project-related GHG emissions would exceed the applicable SCAQMD significance threshold for GHG **emissions and would result in a cumulatively-considerable impact to the environment."** (page 5-1 in MVTC Final EIR)

Sincerely,

George Hague

From: Sharon Stokes <sasvette69@icloud.com>
Sent: Saturday, June 11, 2022 8:48 PM
To: Sean P. Kelleher
Subject: Fwd: MVTC Warehouse

Warning: External Email – Watch for Email Red Flags!

Sent from my iPhone 13 PRO MAX

Begin forwarded message:

From: Sharon Stokes <sasvette69@icloud.com>
Date: June 11, 2022 at 8:44:07 PM PDT
To: yxstiang@moval.org
Subject: MVTC Warehouse

I am writing this email to voice my objection to the proposed MVTC Warehouse... This property was originally zoned for homes... This development will be located directly adjacent to a housing tract! WTH are you people thinking? Would YOU want this built right next to your home?

Furthermore, the freeway and off ramp areas near that area are already a cluster \$&@\$ of traffic!!!

STOP before you make our community a place where no one wants to be because of traffic, air quality and warehouses everywhere... no thanks for all the homelessness we are already dealing with!

Don't forget the people who you represent and who voted for you! Quit being manipulated by developers and money...

Sharon Stokes
34 year Moreno Valley resident

Sent from my iPhone 13 PRO MAX

From: Debbie Walsh <abilene149@gmail.com>
Sent: Monday, June 13, 2022 2:03 PM
To: Gabriel Diaz; Sean P. Kelleher; George Hague; Dr. Yxstian A. Gutierrez; City Clerk; Elena Baca-Santa Cruz; Edward A. Delgado; David Marquez; Ulises Cabrera
Subject: Moreno Valley Trade Center Project
Attachments: MVtradeCenterletterJune13.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Please find the attached letter regarding the Moreno Valley Trade Center Project for the upcoming Council Meeting Tuesday, June 21st.

Please make this a part of the public record.

Thank you.

Debbie Walsh

June 13, 2022

Rural Association of Mead Valley (RAMV)
PO Box 2244
Perris, CA 92572

Moreno Valley City Council
Attn: Gabriel Diaz, Associate Planner
Community Development Department
14177 Frederick Street
Moreno Valley, CA 92553

RE: Moreno Valley Trade Center Project including Final Environmental Impact Report (SCH No 20210039038), GPA PEN19-0191, Change of Zone PEN19-0192, Plot Plan PEN19-0193, and Tentative parcel Map 37836.

Honorable Council Members:

The Redlands Amazon Warehouse along the I-215 Freeway is a Prime example of why this warehouse SHOULD NOT BE APPROVED.



A massive fire broke out Friday morning, June 5 at a distribution center on West Lugonia Avenue in Redlands which shuttered part of the 10 Freeway. (Photo courtesy of the Redlands Fire Department)

This recently built state of the art Redlands warehouse burned to the ground just two years ago. It was 600,000 square feet along the I-10 freeway. Operated by Amazon, this recently built

warehouse caught on fire and burned to the ground quickly. Those driving along the freeway could feel the heat from the fire.

The Redlands warehouse was 600,000 sq. ft. and 45 feet in height. The Proposed warehouse is 1,328,853 sq. ft. in size and at least 100 feet in height.

Even though this recently constructed warehouse had the state of the art sprinkler system, it went up in flames quickly and was completely destroyed according to the Redlands Daily news.

There were about 100 people working inside when the fire was reported about 5:30 a.m., and they all got out safely, city spokesman Carl Baker said.

"It went up really fast, and the whole building was involved," Baker said. He described the damage as a total loss. The damage was estimated at "hundreds of millions of dollars," Baker said.

One focus of the investigation will be why what Baker called "a state-of-the-art" sprinkler system failed to limit the fire's spread. "Obviously, the suppression system didn't work as intended," he said.

Redlands Daily News Article



Redlands City does not have the equipment necessary to fight this type of warehouse. A large number of agencies from other cities and counties were brought in with ladder trucks to fight this Redlands City fire.

Will the fire trucks be tall enough to put water on top of a building 100 feet or more? That is much taller than the 45-foot warehouse that burned down in Redlands. Will there be enough ladder trucks to fight this type of fire with a building 100 feet tall or more? Will there be

enough of a setback from the residential neighborhoods if the walls over 100 feet tall collapse during a fire?

How does the City of Moreno Valley plan to fight a fire if one were to break out if this massive warehouse were to be built?

The Rural Association of Mead Valley is opposed to the Moreno Valley Trade Center Project for this and the following reasons. This Project is for a proposed 1,328,853 square foot Industrial warehouse building up to 100 feet in height on a 72.5-acre site and adjacent to existing single-family homes within a rural animal keeping overlay. The change in the Project Site's Land Use Designation would result in a total increase of approximately 80.04-acres of the Business Park (BP) General Plan Land Use Designation and a corresponding reduction of approximately 80.04-acres of the Residential 2 (R2) General Plan Land Use Designation.

- 1) a General Plan Amendment (PEN19-0191) to amend the General Plan Land Use Designation of the Project Site from Residential 2 (R2) to Business Park (BP); 2) a Change of Zone (PEN19-0192) to amend the City's Zoning Atlas to rezone the Project Site from Residential Agriculture 2 (RA2) to Light Industrial (LI) and remove the Primary Animal Keeping Overlay (PAKO) district; 3) Tentative Parcel Map (PEN19-0234) to merge 11 parcels into 1 parcel; and 4) a Plot Plan (PEN19-0193) for an approximately 1,328,853 square foot Warehouse/Distribution Building. The Project Site is located south of Eucalyptus Avenue, north of Encelia Avenue, west of Quincy Street and west of Redlands Boulevard comprising Assessor Parcel Nos. 488-340-002 through 012.

The Project requires a General Plan Amendment and Change of Zone from Single Family Residential land with animal keeping, a rural land use, to Industrial Zoning. This massive Industrial Project is not compatible with the surrounding residential neighborhood. The General Plan that was just updated includes the Project site as Residential housing. No indications were made during the General Plan update that this area would be changed in the near future from residential to industrial land uses. The MVTC is inconsistent with the recently approved 2040 General Plan which points out that industrial is incompatible with residential zoned areas. Policy LCC.3-2 directs the City to use "development standards to ensure smooth transitions for areas that border one another so that neighborhoods and districts maintain their unique qualities while being compatible with one another". The 2040 General Plan approved in June also requires the city to screen and buffer nonresidential projects to protect adjacent residential property when necessary to mitigate noise, glare and other adverse effects on adjacent lands.

The World Logistics Center and numerous other massive logistics warehouses are set to open nearby this Project location. This Project will add to the tens of thousands of additional truck trips approved on the already gridlocked I-60 Freeway. The unrealistic analysis of job creation assumes that there is a need for additional warehouse workers. The facts are that the current logistics and e-commerce warehouses cannot fill their positions. Where will these tens of thousands of additional workers come from? The best use of this land will be for single-family homes.

If the Project is constructed and used as an e-commerce fulfillment center the amount of vehicle trips is projected to be more than 5,000 vehicles per day. The MVTC's plan as a warehouse is to allow the southern entrance of the project to allow 1,000's of vehicles to access Encelia Street.

The project is located 118 feet away the nearest family homes Building height 100 feet or more.

This Project is for a proposed 1,328,853 square foot Industrial warehouse **building up to 100 feet** in height on a 72.5-acre site and adjacent to existing single-family homes within a rural animal keeping overlay.

Moreno Valley Municipal Code

9.05.040 Industrial site development standards.

A. General Requirements.

B. Special Site Development Standards.

1. When any industrial district abuts a property in any residential district, a minimum building setback equal to the building height, but not less than twenty (20) feet shall be required from such residential district. Further, the then (10) feet of such setback nearest the district boundary line shall be landscaped.

9. In the LI district, industrial and warehouse, structures greater than fifty thousand (50,000) square feet in building area shall be separated from any residential district as determined by an air quality and noise impact analysis. The minimum separation distance for such uses shall be two hundred fifty (250) feet between the residential district and the truck court or loading area.

The developer does not have a tenant for the building.

The Project is proposed to be built under speculation.

The developer has the option of developing this Project as a fulfillment/e-commerce center or logistics warehouse.

The following significant and unavoidable environmental impacts have been identified in the Final EIR and will require mitigation but cannot be mitigated to a level of insignificance:

1) Aesthetics: Substantial Adverse Effect on a Scenic Vista; 2) Air 2 Quality: Air Quality Management Plan Conflict; 3) Air Quality: Criteria Pollutant Emissions; and 4) Greenhouse Gas Emissions: GHG Emissions Generation. Details of these significant unavoidable adverse impacts are discussed in the Final EIR and are summarized, or were otherwise provided in Section 5.3, *Environmental Effects Which Remain Significant and Unavoidable After Mitigation and Findings*, in the Statement of Facts and Findings. (Page 11).

Moreno Valley is one of the areas designates as a Disadvantage Community under 5B S35. Adding thousands of additional logistics trucks to this community will greatly impact the health of over 100,000 residents living in your community.

The Environmental Justice Element is now required by the State to be a part of all General Plans. The City must “minimize any potential health risks” of new development on adjacent sensitive receptors and “designated truck routes that avoid sensitive land uses” (Policies EJ.1-3 and EJ. 1-9). The City must create a substantial buffer between homes and the warehouse. Screening must be installed along the southern and western boundaries of the Project. All truck parking and docks must be located on the north side and east side of the Project away from residential neighborhoods.

Although the Project has a number of entrances most warehouses use just one driveway for trucks to enter and exit, thereby reducing staffing to one gate. The Project does not have sufficient room at any of the entrances to prevent trucks from backing up onto Eucalyptus Ave.

The Project must include a substantial amount of solar power, especially if used as an e-commerce business. The current power grid is not sufficient to produce enough electricity for the current customers. The drain on the power grid during summer months produces frequent brown outs throughout Southern California.

A large warehouse in the City of Perris recently had a large explosion from a large propane tank. This warehouse is next to residential homes. The blast from the explosion could be seen and heard from miles away. No propane tanks should be installed and used on warehouse sites. All forklifts, Goats, and equipment should be electric powered.

The Project is located in an area with the worst smog in the nation.

This Project will increase greenhouse gas levels that are already impacting Communities in Western Riverside County. Mead Valley is also a disadvantaged community. The impacts warehouses in Moreno Valley and Perris are having negatively impacts to the entire region. The I-215 Freeway is congested for most of the day. The I-60 Freeway is congested with thousands of trucks. This backs up traffic throughout the region. Trucks are now using residential streets to avoid the congested freeways. Cajalco Road is backed up bumper to bumper during the day. Trucks are using Van Buren, Alessandro and Cajalco to get to the I-91 to get to the Ports. Our freeways cannot add tens of thousands of additional trucks and cars from any new warehouses without severe gridlock to our freeways.

5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

The CEQA Guidelines require that an EIR disclose the significant environmental effects of a project which cannot be avoided if the proposed project is implemented (CEQA Guidelines Section 15126(b)). As described in detail in Section 4.0, *Environmental Analysis*, of this EIR, **the proposed Project is anticipated to result in impacts to the environment that cannot be reduced to below a level of significance** after the consideration of Project design features, compliance with applicable federal, State and local regulations, and the application of the feasible mitigation measures identified in this EIR. The significant impacts that cannot be mitigated to a level below thresholds of significance consist of the following:

- **Aesthetics: Implementation of the Project would mostly or completely block views** of Reche Canyon and the Badlands (and the San Bernardino Mountains beyond) from the segment of Encelia Avenue that abuts the Project site on the south (west of Shubert Street). Also, implementation of the Project would mostly or completely block scenic views of Mount Russell and its foothills from the segment of Eucalyptus Avenue that abuts the Project site. **This would be a significant and unavoidable direct impact.**

- **Air Quality (Air Quality Management Plan Conflict):** The Project would emit air pollutants (NOX) that would contribute to a delay in the attainment of federal and State ozone standards in the SCAB. Because the Project requires a General Plan Amendment, it also would exceed the growth projections contained in SCAQMD's 2016 AQMP. As such, the Project would conflict with and could obstruct implementation of the AQMP. Project impacts due to a conflict with the SCAQMD 2016 AQMP **would be significant and unavoidable** on both a direct and cumulatively-considerable basis.

- **Air Quality (Criteria Pollutant Emissions):** After the application of Project design features, mandatory regulatory requirements, and feasible mitigation measures, Project-related NOX emissions during long-term operation of the Project would remain above the applicable SCAQMD regional thresholds. Accordingly, Project-related emissions would not meet SCAQMD air quality standards and contribute to the non-attainment of ozone standards in the SCAB. Therefore, Project operational-related impacts due to NOX **emissions would be significant and unavoidable** on a direct and cumulatively-considerable basis.

- **Greenhouse Gas Emissions (GHG Emissions Generation):** Project-related GHG emissions would exceed the applicable SCAQMD significance threshold for GHG **emissions and would result in a cumulatively-considerable impact to the environment.**" (page 5-1 in MVTC Final EIR)

RAMV is opposed to the **Moreno Valley Trade Center Project** that will impact the entire region. We cannot afford to turn anymore of our residential zoned areas into Industrial zoned areas. Our freeways are already at capacity, our air quality is already the worse in the nation, and our local roads are already being destroyed by truck traffic. Please consider all of the impacts that this Project will bring to not only Moreno Valley, but the entire region.

I urge the City Council to follow the Planning Commission's recommendation and deny this Project.

Sincerely,



Debbie Walsh

From: Joe Bunker <bunkerjl@gmail.com>
Sent: Monday, June 13, 2022 2:56 PM
To: Dr. Yxstian A. Gutierrez; David Marquez; Ulises Cabrera; Edward A. Delgado; Elena Baca-Santa Cruz; Gabriel Diaz; Sean P. Kelleher
Cc: Alvaro Valdivia; Andre Moye; Antonio Hoggins; tolken501@gmail.com; Brian Jackson; Carolyn Valencik; Ceci Yahoo; Charles Ober; Cindy Ramos; Crys Tom; 'DAMON FOREMAN'; darricgs400@gmail.com; David McAbee; Don McNicholas; Edna White; Ericka Partida; Eugene Wright; Jackie McGee; James Hagen; Jean Mims; Jsims@rcsd.org; Jesus Flores; John Hubbs; Jose Garcia; juancortega87@gmail.com; Karie Woodward; Ken Morin; luckys55@aol.com; Lisa Tuy; Liz Anderson; lalfaro1962@gmail.com; Margarita Valdivia; Maritza Torres; Mark & Donna Montgomery; Merrick; Nancy Altamirano; nelly_meza126@yahoo.com; Pierre Overton; Ramona Zuniga Morales; Randy Thomas; Ray; Renee Smith; Richard Moreno; Richard White; sfwhardy@yahoo.com; Sharilyn Bankole; Shelly Mesa; Terry Scheschy; cdftom@aol.com; VERONICA Ramos
Subject: Moreno Valley Trade Center Public Hearing on June 21, 2022

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Honorable Mayor and Councilmembers;

Please include these comments as part of the record for the above mentioned public hearing. I represent the Valley Springs HOA which borders Encelia Ave., the southern border of this proposed project. **We again ask you to uphold the Planning Commission's denial of entitlements for this project** for the same reasons that were voiced on December 7, 2021 during the applicants appeal of their decision. While it is true that the developer has reached out to me with some proposed changes that will eliminate the traffic exiting onto Encelia Ave., **the environmental impact has not changed**. There will still be the **same amount of pollution to our neighborhood** as described in the FEIR, the **same truck and employee traffic congestion at the round-about of Redlands and Eucalyptus**, and the **same property devaluation** to our homes if this project is approved.

Mr. Marquez, Cabrera, and Delgado, you were ready to vote no on December 7th after listening to us. We ask that you again vote no on June 21st. Again, please revisit the location of the project and **visualize the magnitude of a 1.3 million sq. ft. building** and what it will do to our neighborhood.

Thank you,

Joe Bunker
Valley Springs HOA
Warehouse Chairperson

From: Lindsay Robinson <lr92555@gmail.com>
Sent: Tuesday, June 14, 2022 1:10 PM
To: David Marquez; Ulises Cabrera; Edward A. Delgado; City Clerk; Dr. Yxstian A. Gutierrez; Elena Baca-Santa Cruz; Sean P. Kelleher; Gabriel Diaz
Subject: MV Trade center concerns
Attachments: June 14 MV Trade Center.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

To whom it may concern,

Please accept my attached document regarding my opposition to the MV Trade center that is being brought forward again.

This project does not belong next to our homes and needs to be denied.

Thank you.

Lindsay Robinson

June 14, 2022
Moreno Valley Trade Center Round 2

To whom it may concern,

Please enter this into the Moreno Valley Trade Center Packet along with the additional documents as the previous concerns still apply.

I still believe that the mayor was allowed to act inappropriately when he tabled the discussion prior to voting when he saw he was not going to get his way.

The developer lied when he said that our school superintendent Kedzoira provided a letter of support for the project. Many of us were in disbelief and Mr. Kedzoira confirmed that he did NOT support this project or other warehouses. He thanked them for their donation (bribe) to the school wellness center. This should remind you all of the felony conviction Alex Ramirez received for the fraudulent letters of support for the Ironwood Village project. Superintendent Kedzoira is very well respected and this lie tarnished his reputation for many people and a public apology is warranted. The magnitude of this lie should be reason enough to vote no and black list Hillwood from the city.

Mr. Gutierrez sent out many glossy mailers as well as inundated residents with campaign calls. **One such call stated that he does not approve of warehouses near homes/residential areas.** That's great news for the residents as it means he will not approve this project.

Campaign mailers from most of you all say you're going to bring better businesses and high paying jobs yet what we see are warehouses, gas stations and fast food. Once elected the promises fade away. Let's start honoring your promises and bring those high paying jobs and better businesses. Moreno Valley could be so much more than what it's been doomed to.

Our General Plan Update has recently been completed and rezoning projects should not be coming forward to soon especially one as hypocritical as this that takes residential land away. The city's excuse for destroying the community character of the NE by letting Chung rezone R2 to R10 was that we needed more homes to meet state mandates therefore residential land should not be rezoned to warehouses.

Why hasn't Hillwood said where the residential R2 PAKO homes will be relocated as required by law?

Hillwood's presentation admitted they have no tenant thus all of the estimates could be way off regarding traffic, noise, pollution. It's a spec building and thus needs to be denied.

Have any of you sat and watched trucks navigating Benzeevi's absurd roundabout? It was clearly not designed for large trucks so now more trucks are heading west thru the auto mall to Moreno Beach which could be a violation of the Prologis agreement that all

trucks go east to Redlands. This roundabout will not be able to handle trucks from this project as well as wlc so where will these trucks illegally drive? We aren't getting sufficient truck enforcement nor traffic patrols in the east end as it is.

Has our municipal code for noise been amended yet to require warehouses shut down from 10 pm to 7 am if they're next to homes? If not, this project needs to be denied.

This project's EIR has too many significant negative impacts that severely harm the residents' health and quality of life. For too long the city flippantly over rides these severe impacts. There are laws that are supposed to protect us from these travesties. For too long now the city staff have wantonly used the "override" to approve too many projects with significant negative impacts in a manner that I believe is illegal. For too long, staff have incorrectly asserted that the City may simply adopt a statement of override when a project results in impacts.

Not so — procedurally, the lead agency can only approve a project with significant environmental impacts if: (1) the adverse environmental effects of a project have been substantially mitigated, or (2) mitigation measures or alternatives are infeasible *and* overriding considerations exist which allow approval of the project. (PRC § 21081; Guideline §§ 15091, 15093.)

Overriding considerations do not come into play unless there are *no* feasible project alternatives. (*City of Marina v. Board of Trustees of the California State University*, 2006, 39 Cal.4th 341,368.) The lead agency, therefore, cannot merely adopt a statement of overriding considerations and approve a project with significant impacts; it must first adopt feasible alternatives and mitigation measures. "CEQA does not authorize an agency to proceed with a project that will have significant, unmitigated effects on the environment, based simply on a weighing of those effects against the project's benefits, unless the measures necessary to mitigate those effects are truly infeasible. (*Id.* at 376.)

5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROJECT IS

IMPLEMENTED

The CEQA Guidelines require that an EIR disclose the significant environmental effects of a project which cannot be avoided if the proposed project is implemented (CEQA Guidelines Section 15126(b)). As described in detail in Section 4.0, *Environmental Analysis*, of this EIR, the proposed Project is anticipated to result in impacts to the environment that cannot be reduced to below a level of significance after the consideration of Project design features, compliance with applicable federal, State and local regulations, and the application of the feasible mitigation measures identified in this EIR. The significant impacts that cannot be mitigated to a level below thresholds of significance consist of the following:

o **Aesthetics: Implementation of the Project would mostly or completely block views** of Reche Canyon and the Badlands (and the San Bernardino Mountains beyond) from the segment of Encelia Avenue that abuts the Project site on the south (west of Shubert Street). Also, implementation of the Project would mostly or completely block scenic views of Mount Russell and its foothills from the segment of Eucalyptus Avenue that abuts the Project site. **This would be a significant and unavoidable direct impact.**

o **Air Quality (Air Quality Management Plan Conflict):** The Project would emit air pollutants (NOx) that would contribute to a delay in the attainment of federal and State ozone standards in the SCAB. Because the Project requires a General Plan Amendment, it also would exceed the growth projections contained in SCAQMD's 2016 AQMP. As such, the Project would conflict with and could obstruct implementation of the AQMP. Project impacts due to a conflict with the SCAQMD 2016 AQMP **would be significant and unavoidable** on both a direct and cumulatively-considerable basis.

o **Air Quality (Criteria Pollutant Emissions):** After the application of Project design features, mandatory regulatory requirements, and feasible mitigation measures, Project-related NOx emissions during long-term operation of the Project would remain above the applicable SCAQMD regional thresholds. Accordingly, Project-related emissions would not meet SCAQMD air quality standards and contribute to the non-attainment of ozone standards in the SCAB. Therefore, Project operational-related impacts due to NOx **emissions would be significant and unavoidable** on a direct and cumulatively-considerable basis.

o **Greenhouse Gas Emissions (GHG Emissions Generation):** Project-related GHG emissions would exceed the applicable SCAQMD significance threshold for GHG **emissions and would result in a cumulatively-considerable impact to the environment.**" (page 5-1 in MVTC Final EIR)

The wlc is 10% of our city's land due to Benzeevi's ability to buy off our former council/pc members. Any future warehouses need to be placed on wlc land and not next to homes. Let Hillwood negotiate with Benzeevi to place his warehouse there perhaps next to Alessandro that they wish to pave. Other warehouses near homes have already been approved. Please ask how much total land is now warehouses in our city and say enough is enough. None of you would enjoy living next to a warehouse so don't inflict this on the established residents. Other cities have imposed moratoriums on warehouses and it's time Moreno Valley does the same. Put the residents health and quality of life first!

Dear Council members,

Please respect the residents and the planning commission decision and vote NO on the Moreno Valley Trade Center. The 2006 general plan as well as the current mayor appointed planning commission realized that warehouses do not belong next to our residential homes.

This area of Moreno Valley was renamed to Rancho Belago and it was touted as the "Beverly Hills" of Moreno Valley complete with matching signs. Unfortunately thru less than ethical processes the warehouses to the east of these homes were approved. These residents do not deserve to now be surrounded on two sides with warehouses and 24/7 noise, traffic, light and air pollution.

The Hillwood presentation tries to depict a rosy picture but the reality is that the warehouse does not belong there. They have no tenant so all the data on traffic and noise they are providing is irrelevant.

Redlands south of Eucalyptus is not a truck route yet they have a truck entrance near the south end of the building near Encelia. There is no proposal to change the truck route, so they will be breaking the law.

An incredible amount of traffic will be using Encelia to exit the project during shift changes yet no street light was proposed. If it becomes an Amazon distribution center their vehicles will be invading the residential streets to reach Redlands.

Some of the houses will receive air filtration systems therefore they acknowledge the severe negative impact of their pollution. If air filtration is needed in the homes how will they protect the kids/adults who are playing and working outside? A yes vote means you really don't care about the health of the residents.

This project has a long list of money they're "donating" to different causes. Sure looks like Pay to Play if not bribery.

Unless there is a point of sale, the revenue the city may get is not worth the damage they will do.

Jobs- there will be many more jobs associated with building the 148 homes and more long term jobs. 148 homes will need upgrades, repairs, landscape maintenance etc for many years to come and will employ a large variety of tradesmen.

This warehouse hopes to remove approximately 148 half acre principal animal keeping homes at a time when the city claims we need more homes. The pandemic has shown us that people and especially children need space and yards to play thus the R2 PAKO zoning must remain especially as your new GPU allowed Nelson Chung to rezone our R2 PAKO land north of the freeway to his preferred R10 (Pay to Play goes full circle).

The Hillwood presentation talked about moving the 148 PAKO homes to another area but did not say where. It's my understanding they are supposed to show the new location for the displaced residential land. Where else in the city will they put those homes?

Noise- the city needs to amend their municipal noise ordinances to include warehouse noise. Warehouses in or near residential homes need to cease operation from 10 pm to 7 am. Just as loud parties, construction, yard equipment noise is restricted so must the warehouse noise. A perfect example is the horribly designed paper company building that the city approved that disrupts sleep and forces residents to keep their doors and windows shut all day to avoid the obnoxious droning. Would any of you want to have a generator running in your front yard all night? I don't think so and the excuse that it's "within acceptable limits" is absurd. None of you would find it acceptable so don't force it on us. Beeping trucks all night long is also disruptive and needs to cease.

One of the items they bragged about was paving Alessandro thru the wlc property- something Mr. Benzeevi is responsible for and won't help the city since Mr. Benzeevi intends to close Alessandro east of Merwin thru his property and the city signed off on it. Cactus will become the through street.

This warehouse appeared as a done deal on the maps shown during the public GPU meeting. An astute resident noticed it as the project had not come forward yet. The GPU consultant stated that city staff informed him it was already approved. So once again the city promoted a project that had not come before them yet just as was done years ago for wlc.

There is not sufficient data regarding the compounding effect that residents will suffer if both the wlc and the trade center are developed. The wlc will be bad enough, don't compound it. Vote NO on the mv trade center.

The 2006 general plan and the current planning commissioners did the right thing. They protected the residents from a warehouse next to their homes. They chose to value the residents' health and quality of life over a quick profit for a developer.

People choose to live in areas that suit their interests and income levels. No one I've met chooses to live next to a warehouse and no city should rezone residential property near existing homes to warehouses. The city has made many horrible decisions with regard to warehouses don't let this be one of them.

I doubt any of you (council, staff, and developers) live next to a warehouse nor would you choose to do so. The negative impacts are too detrimental and can't be mitigated so please vote NO on the MV Trade Center- wrong location and it's your responsibility to make the residents' health and quality of life a priority!

Thank you,
Lindsay Robinson

Moreno Valley Trade Center dEIR concerns

To whom it may (or may not) concern,

Please include this in the public record to voice my concerns on the inadequacy of the draft EIR related to the Moreno Valley Trade Center proposed at a location on Redlands Blvd. south of Eucalyptus.

As with the other warehouse projects, the city staff and developers make light of the significant negative impacts that can't be mitigated and they unethically continue to override them without adequately addressing the cumulative effect of all the previous projects who also had their significant negative impacts unmitigated (pollution, noise, traffic etc.). Some of these projects that directly affect the residents south of Encelia include the wlc, Aldi, Prologis warehouses and the sleep disrupting Solaris paper company and now commercial zoning just north of them. The developers and staff that promote these obscene projects do not live here and leave us to suffer the consequences of their bad decisions and yes outright false data in order to get their projects approved.

Many at city hall have forgotten who they work for- it's the residents not the developers and our health and quality of life should be their priority, not the financial enrichment of developers. Would the city staff and developers want this to happen where they live- have their views blocked, breathe bad air, have non-stop truck traffic 24/7 disrupting their sleep with beeping and brakes noise etc.? People moved out here for the larger lots, animal keeping, quiet, night skies, low crime to name a few. We poured our life savings into purchasing our homes in an area we researched and thought was the right place for our families. Warehouses were never intended out here and especially the encroachment into residential areas as the MV Trade Center intends to do. The 2006 comprehensive general plan protected the residents, the new plan does not.

This project was already included on the general plan update as a done deal. It was on the map and consultant thought it was already approved. How did that happen when it hadn't even come forward yet? Again underhanded action at city hall just like when the city promoted the wlc prematurely. This warehouse does not belong here and needs to be eliminated.

The land that this abomination intends to rezone is resident R2 with animal keeping rights. The city keeps whining about losing control if they don't meet certain housing numbers yet they want to remove residential land in favor of another warehouse. They just allowed Chung/Benzeevi committee to remove more animal keeping residential land so we need to preserve what is left. The city needs to stop contradicting themselves and using RHNA when it suits them. **DO NOT ALLOW THIS LOSS OF RESIDENTIAL LAND FOR ANOTHER WAREHOUSE ENCROACHING INTO AN EXISTING NEIGHBORHOOD!**

Their traffic studies and analysis contain many areas that need to be addressed more completely and false data/info removed. Encelia is not a high traffic street and is not a truck route and should never become one. **Why have the traffic numbers been**

inflated for Encelia to make it seem like all the project driveways won't impact the residents??

This project intends to direct a huge amount of traffic onto a quiet street and onto Redlands. Redlands Blvd south of Eucalyptus is NOT a truck route although large numbers of trucks break the law daily.

This study seems to assume that Encelia and Redlands will be ok for their trucks when they are not truck routes. **Why hasn't this study adequately addressed the illegal trucks using Redlands Blvd south of Eucalyptus? Will this project pay for additional police patrols to stop the illegal truck traffic? The trucks going south on Redlands to Cactus will have severe negative impacts on the other housing tracks along Redlands and Cactus so why isn't this addressed satisfactorily? These large trucks also destroy our roads much quicker than passenger vehicles- will this project (and wlc) be held accountable in paying for the damage to our roads? It has been mentioned that this will be another Amazon distribution center, if so is their adequate parking and law enforcement for all their small delivery trucks? We have Amazon in our city already and do not need another. Their drivers are dangerous and invade neighborhoods parking their vehicles off the premises. Again, all these neighborhoods will suffer compounded health and quality life issues associated with adding another warehouse to their already affected community. Will this project finance the additional police we will need to protect our residents from all these negative impacts associated with our residential road use?**

Employee traffic- we all know that people look for quicker routes to and from their destinations. **How will you protect the existing residents from excessive employee/truck traffic through their quiet neighborhoods? Non-residential traffic is much more dangerous than residential. How will you stop employees from parking in our residential neighborhoods? Where are the safe guards and the non-residential traffic noise, dangerous driving, pollution needs to be addressed not over ridden.**

Why have the safe equestrian trails been eliminated from this study? Our master planned trail system includes a safe equestrian overpass at Theodore and it should be down Redlands (and Theodore) to connect with Lake Perris. Only pedestrian and bikes get mentioned.

Aesthetics-The 2006 general plan included many more protections to our residents that this project will destroy. The wlc high cube warehouses will obstruct the resident's wonderful views to the east and now this project will obstruct their views to the north. Just another severe negative impact that is compounded by other projects that have already been approved. Loss of the substantial views to east is bad enough so do not allow this project to obstruct their remaining views. **Why isn't the city protecting the residents better rather than over riding this compounded severe negative impact?**

Pollution- the city and out of town developers continue to play Russian roulette with our health by approving unlimited warehouses to encroach into our residential areas. There are so many studies already done that show the damage done to our lungs from diesel and other fuels- especially the young and seniors. **Why didn't this EIR address the NOx pollution that will be associated with the project operation? Along with air pollution there will be substantial noise and light pollution 24/7 that are not adequately addressed- will the truck noise and lights be stopped at 10 pm as other activities need to? Will the city finally address this issue and amend our noise ordinance to include warehouses in residential areas?** The beeping trucks at skechers all night have disrupted sleep of those who live north of it and since it opened they haven't been able to sleep with their windows open. Since the paper company opened the noise has disrupted both daytime and night time sleep and that should not be allowed to occur with any more warehouses. **Why hasn't the compounded effect been addressed adequately to include the injustice that this neighborhood will suffer from with the already approved wlc? Do NOT claim it doesn't need to be addressed!**

Water- I don't believe that the EMWD is being truthful on being able to supply water to all these projects coming forward- wlc and the commercial north of the freeway will suck up so much water. I was appalled to read that they will dig a well for their project and suck out the aquifers which aren't getting adequately replenished during so many years of drought. The Festival also dug a well recently and will also be taking aquifer water. We have residents whose property relies on well water that these projects may deplete. **Where are the safeguards for these residents? Why was there no research and data collected on what happens when excessive underground water is removed? How much water will they be pumping from their well? When the underground water is pumped out, the ground will settle and homes could start sinking and sink holes could develop on our roads. Will this project be responsible later down the road for all the damage they've done? This well pumping by warehouses should NOT be allowed and certainly without safe guards and restrictions.**

Jobs- once again the promise of jobs is bandied about to entice people to like this project. The 2006 and 2021 general plans as well as city propaganda every year promise to bring high paying jobs to Moreno Valley so people don't have to commute. Warehouses do not bring those high paying jobs promised. This project like the wlc will swallow up in huge amount of valuable land for a small number of jobs that are not high paying. **What guarantee is there that there will be 2000 permanent high paying jobs? Why hasn't the city learned from past lies from developers in order to get their project approved (skechers/benzeevi promised thousands and did not deliver)?** Warehouses and even trucks are becoming more automated, therefore less jobs and most are temporary. **Why do you keep bringing up the commuting issue when it's been shown that our resident commute times are on average or less than surrounding communities?** In fact the majority of city staff commute into Moreno Valley to work so it is a non-issue intended to instill fear. **Why does the city staff**

continue to condemn our residents to low paying warehouse jobs? We deserve better.

For too long now the city staff have wantonly used the "override" to approve too many projects with significant negative impacts in a manner that I believe is illegal. For too long, staff have incorrectly asserted that the City may simply adopt a statement of override when a project results in impacts.

Not so — procedurally, the lead agency can only approve a project with significant environmental impacts if: (1) the adverse environmental effects of a project have been substantially mitigated, or (2) mitigation measures or alternatives are infeasible *and* overriding considerations exist which allow approval of the project. (PRC § 21081; Guideline §§ 15091, 15093.)

Overriding considerations do not come into play unless there are *no* feasible project alternatives. (*City of Marina v. Board of Trustees of the California State University*, 2006, 39 Cal.4th 341,368.) The lead agency, therefore, cannot merely adopt a statement of overriding considerations and approve a project with significant impacts; it must first adopt feasible alternatives and mitigation measures. "CEQA does not authorize an agency to proceed with a project that will have significant, unmitigated effects on the environment, based simply on a weighing of those effects against the project's benefits, unless the measures necessary to mitigate those effects are truly infeasible. (*Id.* at 376.)

Now with CEQA in play, the city/developer try to claim that rejecting the project and leaving the zoning as is will result in the same if not more severe negative impacts that just leave me speechless. With RHNA in play we need these residential homes- especially as the pandemic has shown kids and adults need larger yards to play in to remain safely distanced. Our large lot neighborhood home sell quickly and are in demand so we need to keep our R2 designation. The **NO PROJECT ALTERNATIVE** is the correct selection and the MV TRADE CENTER needs to be denied.

Our city has been overwhelmed by warehouses and at this point there needs to be a moratorium. No more warehouses and we need more open space per the law. The compounded effects are real and dangerous and should no longer be ignored.

As residents we don't have investor money to afford legal services and PR staff the way developers do. Our hard earned money went into purchasing our homes in a place chosen that suited our life styles. We moved further out of town to larger lots, space, low crime, night skies, views etc. and trusted that our city government would actually work to protect us as city governments were set up to do. Staff and elected officials take ethics training and oaths of office to do so. Unfortunately developer money has completely corrupted our system of government and the residents have not been protected. Rejection of the Moreno Valley Trade Center will be the start to reverse prior environmental injustices inflicted on the tax paying residents of Moreno Valley.

Thank you,

Lindsay Robinson

Resident of Moreno Valley

From: Eric Esquer <eesquer31@gmail.com>
Sent: Monday, June 13, 2022 6:43 PM
To: Elena Baca-Santa Cruz; Edward A. Delgado; David Marquez; Ulises Cabrera; Dr. Yxstian A. Gutierrez; Sean P. Kelleher
Subject: Moreno Valley Trade center concern

Warning: External Email – Watch for Email Red Flags!

To whom it may concern:

My name is Eric Esquer. I am concerned about the rising inflation and its effects on government cost for the public improvements and wages. The Consumer Price Index shows an inflation rate of almost 6% per year, and the costs of public improvements is up almost 9% according to the Engineering News Record. And based on my personal household expenses I expect the inflation rates are even higher.

While I think President Biden is trying to slow the inflation rates, it's likely won't be slowing down anytime soon. Even the Federal Reserve Board recently admitted they were wrong when they said inflation was "transitory" and would go away in 2022. Admittedly, it has been here for some time.

This inflation will result in higher payroll cost and the cost of pavement, storm drains, irrigation lines, and general repairs for the city.

One way to pay for the added costs is to support development like the project before you. One that will provide hundreds of high paying union jobs during construction, and over a thousand jobs after its in operation. One that will also pay extreme property taxes, and even sales tax revenue if it is developed for a retail operation.

I hope that the council will consider these factors in their deliberations.

Thank you for your time,

Eric Esquer

From: Mike Lee
Sent: Tuesday, June 14, 2022 10:14 AM
To: Sean P. Kelleher; Aldo Schindler; Manuel A. Mancha
Subject: FW: Vote Yes for the (MVTC) Moreno Valley Trade Center Project June 21st 2022

Mike Lee
City Manager
City Manager's Office
City of Moreno Valley

p: 951.413.3020 | e: mikel@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA, 92553

From: Amanda Kirby <amandalynnekirby@gmail.com>

Sent: Monday, June 13, 2022 6:43 PM

To: Dr. Yxstian A. Gutierrez <yxstiang@moval.org>; Elena Baca-Santa Cruz <elenab@moval.org>; Edward A. Delgado <edd@moval.org>; Ulises Cabrera <ulises@moval.org>; David Marquez <davidma@moval.org>; Mike Lee <mikel@moval.org>

Subject: Vote Yes for the (MVTC) Moreno Valley Trade Center Project June 21st 2022

Warning: External Email – Watch for Email Red Flags!

Dear Council Members,

I strongly support the above Project and ask you to vote YES on June 21st, 2022. We need the additional Jobs and City Revenues so you don't have to raise our TAXES !! The Developer has more than addressed the adjacent neighborhood to the South's concerns and is spending more money on Community Benefits to the entire City than the WLC did (World Logistics Center) and it is 40 times larger than this project.

Thank you,

Amanda

From: Mike Lee
Sent: Tuesday, June 14, 2022 10:14 AM
To: Sean P. Kelleher; Manuel A. Mancha; Aldo Schindler
Subject: FW: Vote Yes for the Moreno Valley Trade Center Project June 21st 2022

Mike Lee
City Manager
City Manager's Office
City of Moreno Valley

p: 951.413.3020 | e: mikel@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA, 92553

From: adam stephens <adamjpstephens@gmail.com>

Sent: Tuesday, June 14, 2022 10:13 AM

To: Dr. Yxstian A. Gutierrez <yxstiang@moval.org>; Elena Baca-Santa Cruz <elenab@moval.org>; Edward A. Delgado <edd@moval.org>; Ulises Cabrera <ulisesc@moval.org>; David Marquez <davidma@moval.org>; Mike Lee <mikel@moval.org>

Subject: Vote Yes for the Moreno Valley Trade Center Project June 21st 2022

Warning: External Email – Watch for Email Red Flags!

Dear Council Members,

I strongly support the above Project and ask you to vote YES on June 21st, 2022. We need the additional Jobs and City Revenues so you don't have to raise our TAXES !! The Developer has more than addressed the adjacent neighborhood to the South's concerns and is spending more money on Community Benefits to the entire City than the World Logistics Center and it is 40 times larger than this project.

Thanks,
Adam

From: Linda M Castellano <linda@lindacastellano.com>
Sent: Tuesday, June 14, 2022 4:52 PM
To: Dr. Yxstian A. Gutierrez; Ulises Cabrera; Edward A. Delgado; David Marquez; Elena Baca-Santa Cruz
Cc: Gabriel Diaz; Sean P. Kelleher
Subject: Proposed Moreno Valley Trade Center

Warning: External Email – Watch for Email Red Flags!

Good evening Mayor Gutierrez, Council Members Ulises Cabrera, David Marquez, Ed Delgado and Elena Baca, I send this email to implore you to vote NO on the proposed Moreno Valley Trade Center. The land is zoned for homes, not warehouses. We have enough warehouses in Moreno Valley along with already heavy diesel truck traffic on the freeway and not to mention up and down Ironwood Blvd! Building this massive warehouse will only bring more truck and more pollution! We already have an air pollution problem with the existing diesel truck emissions. Building the MVTC would bring thousands more diesel trucks and even more pollution that is not good for us that live here and the children that go to schools here.

Vote your conscience and vote NO on the MVTC!

Northeast Moreno Valley Resident,

Cipriano and Linda Castellano

From: Jerry Stephens <jerry@div-re.com>
Sent: Tuesday, June 14, 2022 4:21 PM
To: Gabriel Diaz
Cc: Steve Quintanilla; Aldo Schindler; Manuel A. Mancha; Sean P. Kelleher; Mindy Davis; Julia Descoteaux
Subject: RE: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER) JUNE 21ST

Warning: External Email – Watch for Email Red Flags!

Hi Gabriel,

Thanks for responding ! Yes , the revenues and extra sales tax generated from this project and its employees shopping in MV will help maintain the City Staffing levels at City Hall and Public Safety . It would be a disaster to have to cut City Staff/Public Safety levels if we cant keep up with the inflationary spiral we are witnessing now. We don't want to become another San Bernadino . I am very proud of the 20,000 new jobs and industrial tax base that has come to MV in recent years from the hard work of the City Staff and developers . I am very proud to have been a part of that effort ! Lets approve this great project and keep moving forward . We cant let those with no vision or common business sense bankrupt our great City . Vote YES for the MVTC !

Thank you,
Jerry Stephens

Diversified Realty, Inc
Land/Development
Cell-Text # (951) 567-3849
Email: JerryStephens@Gmail.Com



From: Gabriel Diaz <gabriel@moval.org>
Sent: Tuesday, June 14, 2022 3:49 PM
To: Jerry Stephens <jerry@div-re.com>
Cc: Steve Quintanilla <steveq@qalawyers.com>; Aldo Schindler <aldos@moval.org>; Manuel A. Mancha <manuelm@moval.org>; Sean P. Kelleher <seanke@moval.org>; Mindy Davis <mindyd@moval.org>; Julia Descoteaux <juliad@moval.org>; Gabriel Diaz <gabriel@moval.org>
Subject: RE: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER) JUNE 21ST

Hello Mr. Stevens,

Thank you for your email. We also received your previous email. Would you like to add or intended to add anything additional to this new second email?

Thank you,

Gabriel

Gabriel Diaz
Associate Planner
Community Development
City of Moreno Valley

p: 951.413.3226 | e: gabrield@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA, 92553



NOTICE

THIS MESSAGE IS INTENDED ONLY FOR THE PERSON OR ENTITY TO WHICH IT IS ADDRESSED.
THIS MESSAGE MAY CONTAIN INFORMATION THAT IS PRIVILEGED OR CONFIDENTIAL, AND MAY BE EXEMPT OR PROHIBITED F
IF YOU RECEIVE THIS MESSAGE IN ERROR, DO NOT FORWARD OR OTHERWISE SHARE THIS MESSAGE
INSTEAD, IMMEDIATELY NOTIFY THE SENDER AND OUR OFFICE OF THE ERROR.

From: Jerry Stephens <jerry@div-re.com>

Sent: Tuesday, June 14, 2022 2:08 PM

To: Dr. Yxstian A. Gutierrez <yxstiang@moval.org>; Elena Baca-Santa Cruz <elenab@moval.org>; Edward A. Delgado <edd@moval.org>; Ulises Cabrera <ulisc@moval.org>; David Marquez <davidma@moval.org>; Mike Lee <mikel@moval.org>; Gabriel Diaz <gabrield@moval.org>; Sean P. Kelleher <seanke@moval.org>; City Clerk <cityclerk@moval.org>

Subject: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER) JUNE 21ST

Warning: External Email – Watch for Email Red Flags!

Thank you
Jerry Stephens

Diversified Realty, Inc

Land/Development

Cell-Text # (951) 567-3849

Email: JerrypStephens@Gmail.Com



From: Mike Lee
Sent: Tuesday, June 14, 2022 10:14 AM
To: Sean P. Kelleher; Aldo Schindler; Manuel A. Mancha
Subject: FW: Vote Yes for the (MVTC) Moreno Valley Trade Center Project June 21st 2022

Mike Lee
City Manager
City Manager's Office
City of Moreno Valley

p: 951.413.3020 | e: mikel@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA, 92553

From: Jerry Stephens <jerry@div-re.com>
Sent: Monday, June 13, 2022 5:16 PM
To: Dr. Yxstian A. Gutierrez <yxstiang@moval.org>; Elena Baca-Santa Cruz <elenab@moval.org>; Edward A. Delgado <edd@moval.org>; Ulises Cabrera <ulisesc@moval.org>; David Marquez <davidma@moval.org>; Mike Lee <mikel@moval.org>
Cc: Jerry Stephens <jerry@div-re.com>
Subject: Vote Yes for the (MVTC) Moreno Valley Trade Center Project June 21st 2022

Warning: External Email – Watch for Email Red Flags!

Dear Council Members,

I strongly support the above Project and ask you to vote YES on June 21st, 2022. We need the additional Jobs and City Revenues so you don't have to raise our TAXES !! The Developer has more than addressed the adjacent neighborhood to the South's concerns and is spending more money on Community Benefits to the entire City than the WLC did (World Logistics Center) and it is 40 times larger than this project.

Thank you,
Jerry Stephens

Diversified Realty, Inc
Land/Development
Cell-Text # (951) 567-3849
Email: JerryStephens@Gmail.Com



From: Catherine Losee <catherinelosee@gmail.com>
Sent: Tuesday, June 14, 2022 4:52 PM
To: Dr. Yxstian A. Gutierrez; City Clerk
Cc: Gabriel Diaz; senke@moval.org
Subject: Our concerns of the Moreno Valley Trade Center

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

With great respect, I want to remind you that you were elected to serve your district and the people of those respected communities. I find it disappointing that you don't respect the voices and the values of the folks you are supposed to serve. I'm talking about warehouses, changing the general plan to put warehouses in and near schools and neighborhoods. With an infrastructure that can barely support the terrible traffic that exists currently. Yes we live in the northeast, yes, yes we opposed the Benzeevi plan(WLC) to put 700 football fields in warehouses. encroaching on neighborhoods, so it's scaled down HA! The city did not do its research and gave everyone false information and had to spend lots of taxpayer money on lawsuits. But you still want more warehouses ! I have done my research . The Inland Empire is already saturated with warehouses many not even filled We have warehouses right across the freeway, the Solaris paper company and signage that lights up at night shining down on our neighborhood (yes we also have the Moreno Valley Auto Center signage too) Solaris the paper company has this drone noise that disturbs sleep. Folks bought here in our particular area for the big lots and larger homes and the quiet lifestyle. We, my husband and I as well as other residents(I have been told don't want changes) are Not opposed to changes. We have a nice shopping area, Stoneridge and Moreno Beach shopping area, the University Health Systems on Nason just to name a few. Are you all so unimaginative that you can only think about developers' money and warehouses on the beautiful empty land that surrounds us, or is it politics as normal like Councilmen Co.,our city was on the national news for all the wrong reasons. Why not developers that could build parks in the neighborhoods for the children and libraries, tech schools for young people that want to learn different life skills. The promise of jobs from the warehouses is very misleading and the city doesn't make a dime unless the point of sale is in our city and empty warehouses a blight on our city

DO NOT USE OR CHANGE THE RESIDENTIAL LAND THAT SURROUNDS OUR NEIGHBORHOOD AND OTHER EXISTING NEIGHBORHOODS WITH ANOTHER WAREHOUSE / MORENO VALLEY TRADE CENTER.

Thank you for taking the time to read my letter

Respectfully,

Catherine & Richard Losee
12433 Prairie Wind Trail.
Moreno Valley, CA. 92555

Gabriel Diaz

From: Sean P. Kelleher
Sent: Tuesday, June 14, 2022 3:57 PM
To: Gabriel Diaz
Cc: Steve Quintanilla; Mike Lee; Aldo Schindler; Manuel A. Mancha; Mindy Davis; Julia Descoteaux
Subject: FW: MVTC warehouse proposal

Gabriel,

Please add this to the record you are creating. I have already responded to Ms. Blua as she emailed me directly.

Thank you

Sean

Sean P. Kelleher
Planning Division Manager/Planning Official
Community Development
City of Moreno Valley

p: 951.413.3215 | e: seanke@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA, 92553

NOTICE

THIS MESSAGE IS INTENDED ONLY FOR THE PERSON OR ENTITY TO WHICH IT IS ADDRESSED.
THIS MESSAGE MAY CONTAIN INFORMATION THAT IS PRIVILEGED OR CONFIDENTIAL, AND MAY BE EXEMPT OR PROHIBITED F
IF YOU RECEIVE THIS MESSAGE IN ERROR, DO NOT FORWARD OR OTHERWISE SHARE THIS MESSAGE
INSTEAD, IMMEDIATELY NOTIFY THE SENDER AND OUR OFFICE OF THE ERROR.

From: biancablua <biancablua@gmail.com>
Sent: Tuesday, June 14, 2022 3:44 PM
To: Sean P. Kelleher <seanke@moval.org>
Subject: MVTC warehouse proposal

Warning: External Email – Watch for Email Red Flags!

Dear Mr. Kelleher,
Please include my concerns on the June 21st City Council Agenda.

I am contacting you in regards to the MVTC proposal. I have already expressed my concern to this project in front of the city planning committee, which voted it down. I am now expressing my concerns to you.

With a Ph.D. in Environmental Toxicology I know that increasing the amount of diesel trucks on our roads will increase the amount of air pollution in the area. Diesel trucks spew out particulate matter which causes asthma, cancer, and brain damage. By voting for this proposal you are sentencing Moreno Valley residents, and children in particular, to an unhealthy life.

Please vote **NO** on the MVTC proposal to allow our dreams to soar.

With Gratitude,

Bianca Blua, Ph.D.
Retired Educator
11580 Steeplechase Dr.

Sent from my Metro by T-Mobile 5G Device

Sent from my Metro by T-Mobile 5G Device

From: Marcia Narog <mgnarog@gmail.com>
Sent: Tuesday, June 14, 2022 2:38 PM
To: elanab@moval.org; Edward A. Delgado; David Marquez; Ulises Cabrera; Dr. Yxstian A. Gutierrez; City Clerk; Gabriel Diaz; Sean P. Kelleher
Subject: MV Trade Center

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Just STOP this insanity and stop approving more warehouses!!!! I don't have the time or desire to keep telling all of you that we hate the warehouses that we already have for many good reasons. We have more warehouses than any sane community needs. And surely we don't need more! We had the "planned" warehouse district designated in the southern part of the city. Then the council approved the WLC on the East side of the city because of the whims of ONE developer. Warehouses are now popping elsewhere too (e.g the center of town--Heacock & Hwy 60). Enough already!!!! What is wrong with you all thinking this is a good thing for our city! They are ugly, poor investments, unhealthy for our residents in many ways and have already negatively impacted our lives, our quality of life , our vistas, etc. When are you going to start to represent the best interests of your voters and citizens? DON'T keep torturing us like this!!! VOTE NO to the MV Trade Center!!!!

**Sincerely and disgustedly,
Marcia Narog**

From: George Hague <gbhague@gmail.com>
Sent: Tuesday, June 14, 2022 5:00 PM
To: Gabriel Diaz
Cc: Sean P. Kelleher, City Clerk
Subject: Moreno Valley homes/families/streets & SR-60 & I-215 are already impacted by warehouse diesel trucks & their harmful pollution -- Why add the MVTC?

Warning: External Email – Watch for Email Red Flags!

Good afternoon City Council members,

June 14, 2022

Re: Moreno Valley homes/families/streets & SR-60 & I -215 are already impacted by warehouse diesel trucks & their pollution.

Moreno Valley residents are having their Homes and Families Streets impacted by diesel Trucks and their Harmful Pollution

Local Streets and SR-60 and I-215 are re becoming more and more impacted/clogged by Diesel Trucks and Their Harmful Pollution.

The following are some of the city's approved warehouses which have not been built.

The World Logistic Center 40 million sq ft warehouse = across the street from homes is approved with more than **11,000 Daily Diesel Truck Trips and more than 50,000 other Daily Vehicle Trip**

The Moreno Valley Business Center warehouse/diesel truck traffic is approved = across the street from homes will be impacted by Harmful Diesel Pollution & Traffic.

The Compass Danbe Centerpointe warehouse is approved = across the street from a school, homes and apartments where Diesel Truck Trips/Traffic and their Harmful Pollution will impact Families.

Our City IS NOW PROCESSING THE FOLLOWING THREE WAREHOUSES NEAR HOMES WHERE DIESEL TRUCK TRAFFIC WILL CLOG OUT STREETS AND IMPACT THE HELATH OF OUR FAMILIES— all require changes in our new General Plan to allow warehouses.

The 1.3 million sq ft Moreno Valley Trade Center (MVTC) is across the street from an existing neighborhood and adjacent to land zoned for more homes. All of the changes in the project's changes since December have not significantly reduced its toxic pollution which will impact the health of many families and the impacts to Redlands Blvd roundabout/traffic. Vote No on this poorly placed Warehouse.

The Heacock Commerce Center warehouse is only 20 feet from homes and across the street from others. Their Diesel Truck traffic and its Harmful Pollution will impact these families and our City's roads.

The Edmont commerce Center Warehouse is only 10 feet from homes and across the street from others. Their Diesel Truck traffic and its Harmful Pollution will impact these families and our City's roads.

PLEASE DENY THE MORENO VALLEY TRADE CENTER (MVTC). OUR FAMILIES AND LOCAL STREETS AND SR-60/I-215 CANNOT HANDLE THE IMPACTS FROM THIS POORLY PLACED WAREHOUSE.

Sincerely,

George Hague

From: George Hague <gbhague@gmail.com>
Sent: Wednesday, June 15, 2022 7:13 AM
To: Gabriel Diaz
Cc: Sean P. Kelleher; City Clerk
Subject: Impacts to children & their families & those using Redlands Blvd by the MVTC

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Good morning city council members,

June 15, 2022

Re: Impacts to children & their families & those using Redlands Blvd caused by the Moreno Valley Trade Center (MVTC)
— **even with revisions.**

THE AIR POLLUTION CAUSED BY THE DIESEL TRUCKS FROM THE 1.3 MILLION SQ FT MORENO VALLEY TRADE CENTER (MVTC) WILL STILL IMPACT THE NEARBY FAMILIES. REMEMBER IT IS NOT HOW FAR THE BUILDING IS AWAY, BUT THE PATH THAT DIESEL TRUCKS USE AND IDLE. **THE RECENT REVISIONS TO THE WAREHOUSE PLANS STILL ALLOW THE POLLUTION TO EASILY REACH THE CHILDREN — ESPECIALLY IF THEY TRY TO PLAY OUTSIDE IN THEIR YARDS. THE EXISTING ZONING FOR HOMES WOULD NOT CAUSE THESE PROBLEMS.**

THE MVTC'S DIESEL TRUCKS WILL ADD TO THE INCREASING CONGESTION AT THE INADEQUATE ROUNDABOUT ON REDLANDS BLVD AS WELL THE POORLY DESIGNED AND OUTDATED SR-60 INTERCHANGE. THERE COULD BE A DIESEL TRUCK TRYING TO USE BOTH AT LEAST EVERY MINUTE DURING DAYLIGHT HOURS. **THE RECENT REVISIONS WILL DO VERY LITTLE TO REDUCE TRAFFIC. THE EXISTING ZONING OF HOMES WOULD NOT CAUSE THESE PROBLEMS.**

THE DEVELOPER STILL WANTS THIS PROJECT TO BE A FULFILLMENT CENTER WHICH WOULD RESULT IN A BUILDING OF MORE THAN 100 FEET. IT IS NOT THE NUMBER OF SQUARE FEET IN SUCH BUILDINGS, BUT THE NUMBER OF CUBIC FEET. **THEREFORE THE PROPOSED VERY SMALL REDUCTION IN SQ FOOTAGE MEANS VERY LITTLE, BUT INCREASING HEIGHT ADDS MANY MORE CUBIC FEET.**

TO PROTECT FAMILIES AND THEIR CHILDREN'S HEALTH FROM THE PROJECT'S DIESEL POLLUTION, TO REDUCE SIGNIFICANT TRAFFIC CONGESTION IN MORENO VALLEY STREETS/SR-60 EXASPERATED BY THIS MASSIVE PROJECT YOU MUST SUPPORT THE PLANNING COMMISSIONS UNANIMOUS VOTE TO DENY THIS POORLY PLACED PROJECT.

THE DEVELOPER'S PROPOSED REVISIONS DO NOT SIGNIFICANTLY REDUCE OR ELIMINATE SOME OF ITS MOST SERIOUS PROBLEMS/IMPACTS TO MORENO VALLEY RESIDENTS, BUT ALLOWING THE EXISTING ZONING FOR HOMES TO REMAIN WOULD.

Sincerely,

George Hague

From: George Hague <gbhague@gmail.com>
Sent: Wednesday, June 15, 2022 5:30 PM
To: Gabriel Diaz
Cc: Sean P. Kelleher; City Clerk
Subject: Diesel Truck Traffic in Moreno Valley vs the City of Perris

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Good evening/morning city council members,

Why does our city continue to bring diesel trucks into our city near homes and on truck routes past schools? The Moreno Valley Trade Center (MVTC) brings toxic diesel pollution very near an existing neighborhood with children. **The elderly and children are the most impacted by diesel pollution.**

The City of Perris leadership is finally realizing the danger they bring to their residents by allowing diesel trucks into and through their city on the approved Mid County Parkway. if you scroll down to the sections just above the picture, you we see they wrote they will "support the parkway — **only if trucks weren't allowed on it**"

The City of Moreno Valley needs to deny the MVTC because it brings diesel trucks very near an existing neighborhood and all the changes made in the project since December will still allow its health impacting pollution to easily reach families — especially those trying to use their yards.

Sincerely,

George Hague

After 20 years and \$150 million, will Mid-County Parkway ever be built in Riverside County?

It's taken almost 20 years and more than \$150 million to build a parkway between Perris and San Jacinto.

Despite that, most of the [Mid-County Parkway](#) remains on the drawing board — unhelpful to drivers whose limited east-west options include an expressway notorious for fatal crashes.

It's unclear when the 16-mile parkway will ever be finished. Officials with the city of Perris and the Riverside County Transportation Commission are trying to resolve the city's concerns about the project's impact on the city, a situation that frustrates commissioners who thought the parkway was a done deal.

"This is pretty much the big punch in the eyeball when you come back at this stage, \$150 million into it and decide now is the time to raise a bunch of issues," Jurupa Valley City Council Member Brian Berkson, a commission member, said at a March 28 meeting.



Perris officials contend the current version of the parkway isn't what the city agreed to, and the city wasn't told of the changes until work started on the first phase, an interchange being built at the 215 Freeway and Placentia Avenue in Perris.

"The concerns related to traffic, air quality, and noise impacts on nearby residential areas, city streets, a fire station, and a local park, remain of great concern for us," Perris City Manager Clara Miramontes wrote [in an April 18 letter](#) to the commission, the county's main transportation-planning body. Earlier, Perris raised concerns about the parkway cutting off access to a nearby high school.

On Monday, April 25, a subcommittee of the 34-member transportation commission, which has elected leaders from every city in Riverside County, agreed to delay work on the parkway's Perris segment "until such time that the project is financially and technically feasible," a commission report states. It's not clear when that might be.

Money and staff time for the parkway would be shifted toward another segment of the project as well as work to improve safety on the Ramona Expressway, one of the east-west linkages between the San Jacinto Valley and the county's western half and [the subject of heightened traffic enforcement after a series of deadly crashes](#), including at least four in the past three months.

The subcommittee's vote must be approved by the full commission. That might happen in May.

Home to 2.4 million people, Riverside County is the 10th most populated county in the United States [and one of California's fastest growing counties](#).

Infrastructure has struggled to keep pace with that rapid growth, leading to gridlock as residents lured by the county's cheaper housing commute to jobs beyond the county line.

A longtime challenge has been adding another link between the San Jacinto Valley and the county's western half. Right now, drivers' main options between Hemet/San Jacinto and the 215 are Highway 74 and the Ramona Expressway.

RELATED ARTICLES

- **Truck lanes open on 60 Freeway east of Moreno Valley**
- **60 Freeway closures canceled in Riverside County's Badlands**
- **What lanes can semi trucks legally drive in on Southern California freeways?**
- **Westbound 60 Freeway to close three nights in Riverside County's Badlands**
- **Temecula's Winchester Road to close three nights at 15 Freeway**

The parkway concept sprang from a regional planning effort in the late 1990s that developed a long-term blueprint for growth in the county's unincorporated areas, including a network of reserves to protect endangered species and a

vision for new and expanded transportation arteries. At first, the parkway would have one or two lanes in each direction but eventually would have three lanes each way, a commission fact sheet states.

Originally, the parkway would have stretched from the 15 Freeway in Corona to Highway 79 in San Jacinto. But facing rising costs and concerns about building in Lake Mathews and Gavilan Hills, the transportation commission in 2009 cut the parkway from 32 to 16 miles. That meant it would run between the 215 and the 79 and the portion between the 15 and 215 would be scrapped.

The parkway project also required an extensive environment impact report and settled two lawsuits challenging the project on environmental grounds. In all, more than \$150 million has been spent so far on the parkway, which includes the cost of getting permits and buying land to offset environmental impacts.






In all, it could cost \$1.1 billion to finish the project. [The Placentia interchange](#), which is 70% complete, will cost \$42 million.

The commission was set to move forward with the parkway when it received [a Feb. 28 letter from Perris](#). In it, Perris officials expressed concern the parkway would send traffic through residential streets to connect with the 215. Officials also worried the parkway would sever access to Orange Vista High School, [which opened in 2016](#) after the parkway's environment study wrapped up.

Commission staff agreed to build a bridge undercrossing so students could get to Orange Vista, preserve a local trail and guide trucks to Perris' preferred truck routes, commission Executive Director Anne Mayer said [at the March 28 meeting of the commission's subcommittee dealing with road projects in western Riverside County](#).

But in a March 23 letter to the commission, Perris officials said they would support the parkway — only if trucks weren't allowed on it.

Previous

- 
- 
- 
- 
- 
- Next

1 of 3

Riverside County Transportation Commission Executive Director Anne Mayer, seen in 2016, told commissioners that "it would be very difficult" to build the Mid-County Parkway without the city of Perris' support. (File photo by Kurt Miller, The Press-Enterprise/SCNG)

"That is certainly not something that is within the purview of (the commission)," Mayer said.

At the March subcommittee meeting, officials recommended stopping all work on the parkway, except for the Placentia interchange, and shifting parkway funding to other projects.

"At this point, I don't see a path forward given the city of Perris' requirements and issues related to truck traffic," Mayer said. "So it is a difficult recommendation and not one that we make lightly. But we do not believe that we should continue to expend funds on the project if there's not going to be support within the community for it."

Commissioners urged the staff to continue talking with Perris to find a solution.

"To not build what we've spent this amount of money on is crazy," commissioner and Eastvale Mayor Clint Lorimore said. "It is unconscionable to walk away from the investment of \$150 million in taxpayer money."

In letters sent to the commission since March, Perris — as a condition of supporting the parkway — wants either a series of improvements to Placentia Avenue or upgrades around Redlands, Morgan and Indian avenues.

Commission staff said it could cost \$25 million to \$40 million to make the improvements Perris wants. Twelve homes would have to be bought from willing sellers — they likely couldn't be acquired through eminent domain — and Perris' option for diverting truck traffic could require more environmental studies, officials [wrote in a report to commissioners](#).

As a result, the commission should focus on other "(parkway) construction packages along the 16-mile corridor to determine if a less complex, less controversial, and less expensive option is feasible," the commission report read, noting the Ramona Expressway's safety problems.

In order for the project to keep its environmental approvals, work must start on a new portion of the parkway every five years, Mayer said Monday.

Berkson, the Jurupa Valley council member, asked last month if the parkway could be built without Perris' permission. Mayer said that the commission could move forward with the parkway because of the project's environmental report, but the commission eventually would need Perris permits to connect to city streets.

"With this level of opposition, it would be very difficult to proceed without the city of Perris' support," she said.

Miramontes and Perris Mayor Michael Vargas, who sits on the commission, said Perris supports the parkway and that measures the city is seeking, such as walls, traffic barriers and landscape signals, are typical for such projects.

"The bottom line is that this project has changed. It's not the original," Vargas said in a telephone interview Friday, adding the city continues to work with the commission.

Last month, Vargas told fellow commissioners: "Times have changed. The high school's now in place. We were able to mitigate that issue. We're basically just stumped with the trucks."

When the parkway was first designed, no one anticipated the Inland Empire would have the truck traffic it has today, Vargas said Monday. He also has noted the project started when most of the current Perris City Council was not in office.

RELATED LINKS

- **Perris bridge over 215 Freeway to close 10 months in first phase of new freeway construction**
- **Riverside County's first new freeway in years could break ground in 2020**
- **TRANSPORTATION: Mid County Parkway moves forward**
- **15 Freeway, Railroad Canyon Road expansion project wraps up in Lake Elsinore**
- **Temecula 'smart freeway' project could improve 15 Freeway commute**

Commissioner and Riverside County Supervisor Karen Spiegel on Monday said she was "very disappointed and frustrated that after 20 years ... this project was moving forward and there was never a comment made until recently."

"You can't because of city council changes and new people take a regional project and change the whole direction of it," Spiegel said, adding that without the parkway, the Placentia interchange, which was meant to benefit the region, instead will mainly benefit Perris.

If the parkway is scrapped, Berkson and Spiegel last month raised the prospect of whether Perris could be forced to reimburse the commission for money spent on the project. Mayer replied the commission "doesn't have any mechanisms" to force reimbursement.

The possibility of the parkway not being built "comes as a real shock," Hemet City Council Member Linda Krupa said in March.

"Moving forward, we do need increased access and safer access (for) traffic into the San Jacinto Valley," she said. " ... And we're growing. And we are growing. And we are growing. And everything that's happening in Winchester, in Hemet, in Menifee, in San Jacinto, all brings more traffic onto two-lane roads."

Staff Writer David Downey contributed to this report.

From: George Hague <gbhague@gmail.com>
Sent: Wednesday, June 15, 2022 10:32 PM
To: Gabriel Diaz
Cc: Sean P. Kelleher; City Clerk
Subject: Would you like to raise your children near the 1.3 million sq ft Moreno Valley Trade Center with all its diesel polluting trucks?

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Good morning Council member,

IF YOU BOUGHT A HOME A FEW YEARS AGO FOR YOUR GROWING FAMILY KNOWING THE GENERAL PLAN SHOWS THE LAND VERY NEARBY IS ZONED FOR HOMES, WOULD YOU SUPPORT A 1.3 MILLION SQ FT WAREHOUSE LIKE THE MORENO VALLEY TRADE CENTER WITH ALL ITS DIESEL TRUCKS IN PLACE OF THOSE HOMES YOU EXPECTED TO BE BUILT?

HOW WOULD YOU FEEL ABOUT THOSE WHO WOULD WANT YOUR GROWING FAMILY TO ACCEPT THE MASSIVE WAREHOUSE AND ENCOURAGE DECISION MAKERS TO VOTE FOR IT AND ALL ITS HEALTH-IMPACTING DIESEL POLLUTION?

PLEASE VOTE TO DENY THE MORENO VALLEY TRADE CENTER JUST AS IF YOUR FAMILY WOULD LIVE ACROSS FROM IT BECAUSE THE CHILDREN OF REAL FAMILIES WILL IF IT IS APPROVED!!!

Sincerely,

George Hague

From: Cristina Rivera <crik_8@icloud.com>
Sent: Wednesday, June 15, 2022 8:36 PM
To: Moreno Valley Mayor; Elena Baca-Santa Cruz; Edward A. Delgado; David Marquez; Ulises Cabrera
Cc: movaltradecenter@gmail.com; City Clerk; Gabriel Diaz
Subject: Vote Yes on MVTC and Ironwood Sports Park

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Council member;

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will bring a new desperately needed sports park to the City of Moreno Valley.

We need more parks with soccer and baseball fields to accommodate our youth and teach them the critical skills of teamwork and respect.

Please vote yes on the Moreno Valley Trade Center so Ironwood Sports Park can become a reality.
Thank you very much.

Cristina Rivera

From: Candice Ulibarri <culibarri@local1184.com>
Sent: Thursday, June 16, 2022 12:43 PM
To: Moreno Valley Mayor
Cc: Gabriel Diaz; Mike Dea
Subject: Support The Moreno Valley Trade Center
Attachments: doc02930120220616095635.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Good afternoon,

Please be advised of the attached letter in support of the Moreno Valley Trade Center.

Thank you

Candice Mae Ulibarri

Executive Assistant/

Office Manager

Laborers Local 1184

1128 East La Cadena

Riverside, CA 92507

SERVING SOUTHERN CALIFORNIA AND ARIZONA

Laborers'
International
Union of
North America

LiUNA! LOCAL 1184

Feel the Power



Laborers'
International
Union of
North America

LIUNA!

Local No. 1184

Local No. 1184

*Serving
Southern California
and Arizona*

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE
128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE
1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE
72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE
690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

June 14, 2022

Moreno Valley City Council
Attn: Mayor Yxstian Gutierrez

Subject: Please support the Moreno Valley Trade Center

Mayor Yxstian Gutierrez,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much.

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power

From: Mike Dea <msdea@local1184.com>
Sent: Thursday, June 16, 2022 12:51 PM
To: Dr. Yxstian A. Gutierrez; Elena Baca-Santa Cruz; Edward A. Delgado; Ulises Cabrera; David Marquez; Mike Lee; Gabriel Diaz; Sean P. Kelleher; City Clerk
Subject: Vote Yes on the Moreno Valley Trade Center - June 21

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Councilmember,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, over \$6 million annually in revenue to support critical City services, and a new sports park.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs, better roads, and a new park to our community.

Thank you very much.

Michael S. Dea

Business Manager Secretary-Treasurer

LiUNA #1184

Serving Southern California and Arizona

1128 E. La Cadena Drive

Riverside, CA 92507, USA

(951) 684-1484 office

(951) 779-1445 Fax

Msdea@local1184.com

From: Morquone Jackson <morquonejackson497@gmail.com>
Sent: Thursday, June 16, 2022 2:44 PM
To: Edward A. Delgado; Gabriel Diaz
Subject: Moreno Valley trade center

Warning: External Email – Watch for Email Red Flags!

I am full support the Moreno Valley trade center because they are going spin of millions dollars on my community and they go to build much need it park for my children to play in.

Morquone Jackson
MoVal resident

Gabriel Diaz

From: Abe Rojas <aberojasjr12@gmail.com>
Sent: Thursday, June 16, 2022 2:44 PM
To: Edward A. Delgado
Cc: Gabriel Diaz
Subject: moreno valley trade center

Warning: External Email – Watch for Email Red Flags!

i am in full support of the moreno valley trade center project because they are apending millions in my community and they are going to built a much needed park for my children to play in.

abraham rojas jr,
moreno valley resident

Gabriel Diaz

From: gabriel madrigal <gmbanshee350@gmail.com>
Sent: Thursday, June 16, 2022 2:50 PM
To: David Marquez; Gabriel Diaz
Subject: The Moreno Valley trade center project

Warning: External Email – Watch for Email Red Flags!

I support This projects is for roads that I drive on parks for somewhere I can take my kids to enjoy them selves keep them out of trouble and jobs for me to work close to home

Gabriel Diaz

From: carlos hernandez <los951hernandez@gmail.com>
Sent: Thursday, June 16, 2022 2:51 PM
To: David Marquez; Gabriel Diaz
Subject: Moreno Valley trade center project

Warning: External Email – Watch for Email Red Flags!

Hi my name is Carlos Hernandez and I am in full support of the new project that is upcoming in Moreno Valley.

Gabriel Diaz

From: Frijoles 16 <dfletes140@gmail.com>
Sent: Thursday, June 16, 2022 2:52 PM
To: Ulises Cabrera; Gabriel Diaz
Subject: Moreno valley trade center project

Warning: External Email – Watch for Email Red Flags!

I am in full support of this project .I live in the area and this project could not o ly help me but the others around the community!

Gabriel Diaz

From: altamirano228@yahoo.com
Sent: Thursday, June 16, 2022 2:51 PM
To: David Marquez
Cc: Gabriel Diaz
Subject: The Moreno Valley Trade Center Project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

I am full support of this project because is a win win situation for all of us as residents. It will be creating a new opportunities for our kids. It will help with their sports activities keeping our kids busy and out of trouble. This will also bring a bright light to moreno valley. People from all over the county will be bringing new money and opportunities.

I am a moreno valley resident.

Lionel Altamirano

[Sent from Yahoo Mail for iPhone](#)

Gabriel Diaz

From: Matthew Herron <splathewherron@yahoo.com>
Sent: Thursday, June 16, 2022 2:55 PM
To: Ulises Cabrera; Gabriel Diaz
Subject: Moreno Valley trade center project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

I am in full support of the Moreno Valley trade center project. I am a union worker that lives in the area. We are working towards fixing the roads, adding baseball fields, soccer fields and much more. The only goal is building a better area for the residents.

- Matt Herron

[Sent from Yahoo Mail for iPhone](#)

Gabriel Diaz

From: Raul Mendez <king.mendez100@icloud.com>
Sent: Thursday, June 16, 2022 2:55 PM
To: David Marquez; Gabriel Diaz
Subject: Moreno Valley trade center project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Im aware & onboard with the Moreno Valley trade center project, & fully support this project.

- RAUL MENDEZ
Moreno Valley Resident
Local 951 Union Carpenter

Gabriel Diaz

From: Aldo Garibay <miguelaldogamalu@gmail.com>
Sent: Thursday, June 16, 2022 2:55 PM
To: David Marquez; Gabriel Diaz
Subject: Moreno Valley Trade Center Project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

I am in full support if this project, this project will bring many jobs and will fix a much needed road work.
Plus a park that's much needed.

Miguel Aldo,

Gabriel Diaz

From: Jack Huggins <jhuggins944@yahoo.com>
Sent: Thursday, June 16, 2022 2:55 PM
To: Ulises Cabrera; Edward A. Delgado
Cc: Gabriel Diaz
Subject: Moreno Valley trade Center project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Good afternoon,

I'm writing today to voice my full support for the Moreno Valley trades center project. It is come to my attention that this project will fund repairs to our much damaged roadways and also build a soccer and baseball park. I live close to the project so my children will definitely be playing at that park, and I'm a trades person so there's a good chance I could work in the city I pay taxes in. I urge you to support this project it will benefit me and through me it will benefit Moreno Valley!

Thank you

J

Gabriel Diaz

From: Daniel Flores <danielflores2k17@icloud.com>
Sent: Thursday, June 16, 2022 2:57 PM
To: Ulises Cabrera; Gabriel Diaz
Subject: the moreno valley trade center project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

i am in full support of this project because we don't really have parks in our city. it would be great for the community. having soccer fields, baseball fields, basket ball courts and just a place to get away from the city would be awesome. we also need road repair the streets are really bad they have pot holes and cracks and even weeds coming out of them. this project would also bring hundreds of jobs to our community who work here.

Sent from my iPhone

Gabriel Diaz

From: Brian Aguilar <brianaguilar811@gmail.com>
Sent: Thursday, June 16, 2022 2:57 PM
To: Edward A. Delgado; Gabriel Diaz; Ulises Cabrera
Subject: Moreno Valley trade center project full support!!!

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Hi my name is Brian Aguilar Uribe I'm In full support of the new Moreno Valley project and road repair here in Moreno Valley and it going to allow me to work closer to home.

Sincerely,
Brian Aguilar Uribe

Gabriel Diaz

From: Moises Benítez <benitezmoise77@gmail.com>
Sent: Thursday, June 16, 2022 2:57 PM
To: Ulises Cabrera; Gabriel Diaz
Subject: The Moreno Valley trade center project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

I support this project, it will bring many jobs and aid repair us a much needed park to my city.

Thank You,
Moises Benites

Gabriel Diaz

From: jose murillo <jmurillo5740@gmail.com>
Sent: Thursday, June 16, 2022 3:00 PM
To: Ulises Cabrera; Gabriel Diaz
Subject: Moreno valley trade center project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Hello I'm a Moreno valley resident near the area Redlands Blvd and I live here most my child hood I haven't seen a new built park in 15 years plus that I've been here I highly recommend you approve this we need more soccer and baseballs fields for our community for our younger generation and heard u guys will be repairing the roads which we've been needing deeply in that area lots of cracks and potholes which would be a plus for our community please recommend on approving this project it could really help our younger generation escape alot of violence and allows them to change and be with there families more sincerely a resident from Moreno Valley Jose murillo

From: Ricky Castillo <castilloricky30@gmail.com>
Sent: Thursday, June 16, 2022 3:09 PM
To: Gabriel Diaz; Ulises Cabrera
Subject: Moreno Valley Trade Center

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Dear Council members,

My name is Ricky Castillo out of local 951 and I am a proud union carpenter. I am in support of the Moreno Valley trade center project. As a resident of the Inland Empire I believe it is essential that we continue development and make sure that it is done union. The project will benefit not just those who are able to work on said projects but every single person who lives and visits the community.

Best Regards,
Ricky Castillo

From: Gustavo Barraza <gustavo.barraza@icloud.com>
Sent: Thursday, June 16, 2022 3:31 PM
To: Gabriel Diaz
Subject: Moreno Valley Trade Center Project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

I am in full support of the Moreno Valley Trade Center Project because of the fact that I live in the city of Moreno Valley along with my spouse and four small children. It has come to my attention that this project will fund repairs to our much damaged road ways, a baseball field, soccer field, and also a tilt up project witch will provide many jobs for our community & union benefit. Thank you for your time and consideration.

Sincerely
Gustavo Barraza

From: altamirano228@yahoo.com
To: [David Marquez](#)
Cc: [Gabriel Diaz](#)
Subject: The Moreno Valley Trade Center Project
Date: Thursday, June 16, 2022 2:53:02 PM

Warning: External Email – Watch for Email Red Flags!

I am full support of this project because is a win win situation for all of us as residents. It will be creating a new opportunities for our kids. It will help with their sports activities keeping our kids busy and out of trouble. This will also bring a bright light to moreno valley. People from all over the county will be bringing new money and opportunities.

I am a moreno valley resident.

Lionel Altamirano

[Sent from Yahoo Mail for iPhone](#)

From: [Matthew Herron](#)
To: [Ulises Cabrera](#); [Gabriel Diaz](#)
Subject: Moreno Valley trade center project
Date: Thursday, June 16, 2022 2:55:08 PM

Warning: External Email – Watch for Email Red Flags!

I am in full support of the Moreno Valley trade center project. I am a union worker that lives in the area. We are working towards fixing the roads, adding baseball fields, soccer fields and much more. The only goal is building a better area for the residents.

- Matt Herron

[Sent from Yahoo Mail for iPhone](#)

From: [Raul Mendez](#)
To: [David Marquez](#); [Gabriel Diaz](#)
Subject: Moreno Valley trade center project
Date: Thursday, June 16, 2022 2:55:09 PM

Warning: External Email – Watch for Email Red Flags!

Im aware & onboard with the Moreno Valley trade center project, & fully support this project.

- RAUL MENDEZ
Moreno Valley Resident
Local 951 Union Carpenter

From: [Aldo Garibay](#)
To: [David Marquez](#); [Gabriel Diaz](#)
Subject: Moreno Valley Trade Center Project
Date: Thursday, June 16, 2022 2:55:09 PM

Warning: External Email – Watch for Email Red Flags!

I am in full support if this project, this project will bring many jobs and will fix a much needed road work.

Plus a park that's much needed.

Miguel Aldo,

From: [Jack Huggins](#)
To: [Ulises Cabrera](#); [Edward A. Delgado](#)
Cc: [Gabriel Diaz](#)
Subject: Moreno Valley trade Center project
Date: Thursday, June 16, 2022 2:55:13 PM

Warning: External Email – Watch for Email Red Flags!

Good afternoon,

I'm writing today to voice my full support for the Moreno Valley trades center project. It is come to my attention that this project will fund repairs to our much damaged roadways and also build a soccer and baseball park. I live close to the project so my children will definitely be playing at that park, and I'm a trades person so there's a good chance I could work in the city I pay taxes in. I urge you to support this project it will benefit me and through me it will benefit Moreno Valley!

Thank you

J

From: [Daniel Flores](#)
To: [Ulises Cabrera](#); [Gabriel Diaz](#)
Subject: the moreno valley trade center project
Date: Thursday, June 16, 2022 2:56:42 PM

Warning: External Email – Watch for Email Red Flags!

i am in full support of this project because we don't really have parks in our city. it would be great for the community. having soccer fields, baseball fields, basket ball courts and just a place to get away from the city would be awesome. we also need road repair the streets are really bad they have pot holes and cracks and even weeds coming out of them. this project would also bring hundreds of jobs to our community who work here.

Sent from my iPhone

From: [Brian Aguilar](#)
To: [Edward A. Delgado](#); [Gabriel Diaz](#); [Ulises Cabrera](#)
Subject: Moreno Valley trade center project full support!!!
Date: Thursday, June 16, 2022 2:57:12 PM

Warning: External Email – Watch for Email Red Flags!

Hi my name is Brian Aguilar Uribe I'm in full support of the new Moreno Valley project and road repair here in Moreno Valley and it going to allow me to work closer to home.

Sincerely,
Brian Aguilar Uribe

From: [Moises Benítez](#)
To: [Ulises Cabrera](#); [Gabriel Diaz](#)
Subject: The Moreno Valley trade center project
Date: Thursday, June 16, 2022 2:57:17 PM

Warning: External Email – Watch for Email Red Flags!

I support this project, it will bring many jobs and aid repair us a much needed park to my city.

Thank You,
Moises Benites

From: [jose murillo](#)
To: [Ulises Cabrera](#); [Gabriel Diaz](#)
Subject: Moreno valley trade center project
Date: Thursday, June 16, 2022 3:00:14 PM

Warning: External Email – Watch for Email Red Flags!

Hello I'm a Moreno valley resident near the area Redlands Blvd and I live here most my childhood I haven't seen a new built park in 15 years plus that I've been here I highly recommend you approve this we need more soccer and baseballs fields for our community for our younger generation and heard u guys will be repairing the roads which we've been needing deeply in that area lots of cracks and potholes which would be a plus for our community please recommend on approving this project it could really help our younger generation escape alot of violence and allows them to change and be with there families more sincerely a resident from Moreno Valley Jose murillo

From: [Ricky Castillo](#)
To: [Gabriel Diaz](#); [Ulises Cabrera](#)
Subject: Moreno Valley Trade Center
Date: Thursday, June 16, 2022 3:09:07 PM

Warning: External Email – Watch for Email Red Flags!

Dear Council members,

My name is Ricky Castillo out of local 951 and I am a proud union carpenter. I am in support of the Moreno Valley trade center project. As a resident of the Inland Empire I believe it is essential that we continue development and make sure that it is done union. The project will benefit not just those who are able to work on said projects but every single person who lives and visits the community.

Best Regards,
Ricky Castillo

From: [Gustavo Barraza](#)
To: [Gabriel Diaz](#)
Subject: Moreno Valley Trade Center Project
Date: Thursday, June 16, 2022 3:30:54 PM

Warning: External Email – Watch for Email Red Flags!

I am in full support of the Moreno Valley Trade Center Project because of the fact that I live in the city of Moreno Valley along with my spouse and four small children. It has come to my attention that this project will fund repairs to our much damaged road ways, a baseball field, soccer field, and also a tilt up project witch will provide many jobs for our community & union benefit. Thank you for your time and consideration.

Sincerely
Gustavo Barraza

From: [Randall Witt](#)
To: [Ulises Cabrera](#); [Gabriel Diaz](#)
Subject: Moreno trade center project
Date: Thursday, June 16, 2022 3:38:56 PM

Warning: External Email – Watch for Email Red Flags!

Hello this is Randall Witt this would be a great opportunity for work to be closer to home. I would really enjoy a new park for my family to enjoy. I am full support for this project to happen.

Thank you!

[Sent from Yahoo Mail on Android](#)

From: [Christopher Schmidt](#)
To: [Edward A. Delgado](#); [Gabriel Diaz](#)
Subject: Moreno trade center project
Date: Thursday, June 16, 2022 3:39:00 PM

Warning: External Email – Watch for Email Red Flags!

Hello this is Christopher Schmidt this would bring work for me close to home. I am in full support for this project thank you for the opportunity to hear from me.--
null

From: [Ruth Li](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Ulises Cabrera](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [City Clerk](#)
Subject: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER)
Date: Thursday, June 16, 2022 3:52:54 PM

Warning: External Email – Watch for Email Red Flags!

Dear Council Members,

I strongly support the above Project and ask you to vote YES on June 21st, 2022. We need the additional Jobs and City Revenues so you don't have to raise our TAXES !! The Developer has more than addressed the adjacent neighborhood to the South's concerns and is spending more money on Community Benefits to the entire City than the WLC did (World Logistics Center) and it is 40 times larger than this project.

Ruth Li

From: [DSW Corp](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Ulises Cabrera](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [City Clerk](#)
Subject: Re: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER)
Date: Thursday, June 16, 2022 4:16:26 PM

Warning: External Email – Watch for Email Red Flags!

Dear Council Members,

I strongly support the above Project and ask you to vote YES on June 21st, 2022. We need the additional Jobs and City Revenues so you don't have to raise our TAXES !! The Developer has more than addressed the adjacent neighborhood to the South's concerns and is spending more money on Community Benefits to the entire City than the WLC did (World Logistics Center) and it is 40 times larger than this project.

Thank you,

Douglas Whitney

From: [Luis D Garcia Lopez](#)
To: [Moreno Valley Mayor](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [David Marquez](#); [Ulises Cabrera](#)
Cc: movaltradecenter@gmail.com; [City Clerk](#); [Gabriel Diaz](#)
Subject: Vote Yes on MVTC and Ironwood Sports Park
Date: Thursday, June 16, 2022 4:23:53 PM

Warning: External Email – Watch for Email Red Flags!

> Council member;

>

> I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will bring a new desperately needed sports park to the City of Moreno Valley.

> We need more parks with soccer and baseball fields to accommodate our youth and teach them the critical skills of teamwork and respect.

>

> Please vote yes on the Moreno Valley Trade Center so Ironwood

> Sports Park can become a reality.

> Thank you very much.

Luis Damián Garcia

From: [patricia uchytill](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Ulises Cabrera](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [City Clerk](#)
Subject: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER) JUNE 21ST
Date: Friday, June 17, 2022 9:32:22 AM

Warning: External Email – Watch for Email Red Flags!

Thank You!



Laborers'
International
Union of
North America

LiUNA!

Local No. 1184

Local No. 1184

**Serving
Southern California
and Arizona**

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE

128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE

1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE

72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE

690 Broadway St., Suite, #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

June 14, 2022

Moreno Valley City Council
Attn: Councilmember Elena Baca Santa Cruz:

Subject: Please support the Moreno Valley Trade Center

Councilmember Elena Baca Santa Cruz,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much,

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power



Laborers'
International
Union of
North America

LiUNA!

Local No. 1184

Local No. 1184

**Serving
Southern California
and Arizona**

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE

128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE

1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE

72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE

690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

June 14, 2022

Moreno Valley City Council
Attn: Councilmember Ed Delgado

Subject: Please support the Moreno Valley Trade Center

Councilmember Ed Delgado,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much,

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power



Laborers'
International
Union of
North America

LiUNA!

Local No.1184

Local No.1184

**Serving
Southern California
and Arizona**

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE

128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE

1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE

72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE

690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

June 14, 2022

Moreno Valley City Council
Attn: Councilmember David Marquez

Subject: Please support the Moreno Valley Trade Center

Councilmember David Marquez,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much,

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power



Laborers'
International
Union of
North America

LiUNA!
Local No.1184

Local No.1184

June 14, 2022

**Serving
Southern California
and Arizona**

Moreno Valley City Council
Attn: Councilmember Ulises Cabrera

Subject: Please support the Moreno Valley Trade Center

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

Councilmember Ulises Cabrera,

William G. Smith
PRESIDENT

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

MAIN OFFICE

128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

ARIZONA OFFICE

1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

THOUSAND PALMS OFFICE

72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much

EL CENTRO OFFICE

690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power



Laborers'
International
Union of
North America

LIUNA!

Local No. 1184

Local No. 1184

**Serving
Southern California
and Arizona**

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE

128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE

1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE

72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE

690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

June 14, 2022

Moreno Valley City Council
Attn: City Clerk

Subject: Please support the Moreno Valley Trade Center

City Clerk,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much,

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power



Laborers'
International
Union of
North America

LIUNA!

Local No. 1184

Local No. 1184

**Serving
Southern California
and Arizona**

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE

128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE

1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE

72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE

690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

June 14, 2022

Moreno Valley City Council
Attn: City Planner (gabriel@moval.org)

Subject: Please support the Moreno Valley Trade Center

City Planner,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much,

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power



Laborers'
International
Union of
North America

LiUNA!

Local No. 1184

Local No. 1184

**Serving
Southern California
and Arizona**

MICHAEL S. DEA
BUSINESS MANAGER
SECRETARY-TREASURER

William G. Smith
PRESIDENT

MAIN OFFICE
128 E. La Cadena Drive
Riverside, CA 92507
Telephone: 951-684-1484
Fax: 951-779-1445

ARIZONA OFFICE
1401 E. Washington St
Phoenix, AZ 85034
(602) 258-6521
Fax (602) 495-1464

THOUSAND PALMS OFFICE
72732 Ramon Rd.
P.O. BOX 155
Thousand Palms, CA 92276
(760) 343-0533
Fax (760) 343-0883
(800) 203-3111

EL CENTRO OFFICE
690 Broadway St., Suite. #5
El Centro, CA 92243
(760) 337-3909
Fax (760) 337-3911

June 14, 2022

Moreno Valley City Council
Attn: Mayor Yxstian Gutierrez

Subject: Please support the Moreno Valley Trade Center

Mayor Yxstian Gutierrez,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, as well as \$4 million in road improvements and over \$6 million annually in revenue to support critical City services.

Moreover, the developer has gone above and beyond in community outreach to neighbors and has modified the project to address community concerns.

The addition of a landscaped berm will not only block neighbors from any noise or views of the project, but it will also block existing views of other industrial facilities. The project will also create a sports park, including a baseball field and 2 full-size soccer fields.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs and a desperately needed new park to our community.

Thank you very much.

Michael S. Dea
Business Manager
Secretary-Treasurer

Feel the Power

From: [Patrick Clifton](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Ulises Cabrera](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [City Clerk](#)
Subject: Vote Yes on the Moreno Valley Trade Center - June 21
Date: Friday, June 17, 2022 11:00:03 AM

Warning: External Email – Watch for Email Red Flags!

Councilmember,

I urge you to support the Moreno Valley Trade Center when it comes before you for a vote. This project will create over 1,500 local jobs, over \$6 million annually in revenue to support critical City services, and a new sports park.

As your constituent, I respectfully request you support the Moreno Valley Trade Center to bring jobs, better roads, and a new park to our community.

Thank you very much.

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: [Jason Lo](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Ulises Cabrera](#); [Edward A. Delgado](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#)
Cc: jasongraysierra@gmail.com
Subject: Vote Yes for the (MVTC) Moreno Valley Trade Center Project June 21st 2022
Date: Friday, June 17, 2022 9:22:12 PM

Warning: External Email – Watch for Email Red Flags!

Dear Members,

As a home owner and owner of additional property in Moreno Valley, I strongly support the above Project and ask you to vote YES on June 21st, 2022. It will bring much needed jobs and revenues to our city.

The Developer has more than addressed the adjacent neighborhood to the South's concerns and is spending more money on Community Benefits to the entire City than the WLC did (World Logistics Center) and it is 40 times larger than this project.

Thank you.

-Jason Lo

From: [Jason Lowe](#)
To: [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [David Marquez](#); [Ulises Cabrera](#); [Dr. Yxstian A. Gutierrez](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [Mike Lee](#)
Subject: Moreno Valley Trade Center Warehouse
Date: Saturday, June 18, 2022 11:56:49 AM

Warning: External Email – Watch for Email Red Flags!

Hello City Council,

My name is Jason Lowe and I have been a Math Teacher and Head Wrestling Coach at Canyon Springs School for the last 19 years. I am emailing you to let you know I am in support of the 1,300,000 sq ft Moreno Valley Trade Center. I support this massive project because it will bring so many new jobs, allow our current Moreno Valley residents to work close to home, bring in tax revenue for much needed road improvements, police and fire departments, schools and parks, and future community projects.

Thank you so much for your time and consideration.

Jason Lowe

[Sent from Yahoo Mail on Android](#)

From: [Tom Thornsley](#)
To: [Ulises Cabrera](#)
Cc: [City Clerk](#)
Subject: Moreno Valley Trade Center Appeal
Date: Sunday, June 19, 2022 1:01:36 PM
Attachments: [Council Member Cabrera Letters.pdf](#)

Warning: External Email – Watch for Email Red Flags!

Subject: Moreno Valley Trade Center Appeal

Dear Councilman Cabrera,

Once again you will be taking up the MVTC warehouse appeal of the Planning Commission's denial. You expressed major concerns with the project that could not be rectified and I hope that position has not changed. You will likely hear a lot of reasons why the appeal should not be approved and thus make the decision to deny as the community expects. There are so many potential warehouses to build just east of this project site and elsewhere in the city, that employment for construction workers and warehouse workers should be set for a very long time.

I am unable to attend the meeting Tuesday evening and have attached a letter expressing only a few the many concerns that arise from this project. Please give what write serious consideration and vote **NO on the appeal of the Moreno Valley Trade Center.**

Sincerely,

Tom Thornsley

Tom Thornsley
tomthornsley@hotmail.com

June 19, 2022

To: District 4 Councilman -Ulises Cabrera (Via email: ulises@moval.org)

Subject: Reject Moreno Valley Trade Center Appeal

Dear Councilman Cabrera,

You are once again about to consider the Moreno Valley Trade Center's project denial appeal, that was destined for denial by you and two other council members that would have upheld the Planning Commission's denial and the community's interest. It was conferred by three council members as a good proposal in the wrong location. Despite the changes made this warehouse is still in the wrong location and if approved will start a domino effect for other undesirable development in the area. If you approve the appeal you will then be considering the Truck Stop denial which combined will drastically impact the Redlands/Eucalyptus/SR-60 intersections beyond any acceptable level in the community. I will leave the complete listing of the litany of concerns to all the others speaking/writing against this project – most of which you heard at the first hearing.

Late last year, at the conclusion of the public hearing for the Campus Danbe warehouse, on Alessandro, you implied that you would be approving the project with the belief the Sierra Club would sue the developer and thus make it a better project. This philosophy is wrong on so many levels and really quite embarrassing to be heard from a council member. It indicates that you believe the project could be better but you are not willing to put forth those improvements yourself. Nor is it a good reflection on the city staff that seemed to fail at bringing forth a worthy project with all impacts addressed to the fullest. Additionally, the comment and staff's shortcomings do not make us look business friendly. Think about it; shove a project through with flaws, approve it, and let outside forces sue for a better project at greater expense to the developer. Ouch!

Let us not forget the Moreno Valley Business Park approval in 2020 that proposed a warehouse on the southeast corner of Ironwood and Nasson. It had a flawed Initial Study that failed to address the actual project. It is so bad that staff should have been reprimanded, and so bad that the developer knows they cannot correct the errors without the need to prepare an EIR. Thus they have requested to have their project rescinded and to date staff has not brought forth this request to the council.

So let us consider the Moreno Valley Trade Center. Several months ago three of the four council members deemed this project inappropriate for multiple reasons. The best concluding comment was "it's a good project but in the wrong location." Now that it has returned with modifications, that staff should have required, it is still a warehouse taking away residential land in a city that fails to meet its

housing needs and has more than enough warehousing opportunities immediately to the east and on the southwestern edge of town. Do we need more warehouses? **NO!**

The land upon which it is proposed is intended for residential use as is the land immediately west of it and to the southwest. Good planning policy has always advocated keeping industrial uses away from residential. However, city leaders and planning staff have failed to maintain this policy for the protection of the existing and potential residential areas. Nor have they embraced their General Plan's objectives. Environment impacts from industrial uses, such as warehousing, impose significant harm to residential areas. In many instances you will be lead to believe that air, noise, traffic, and lighting impacts are minimal. Playing up impacts as minimal detracts from the ultimate reality of putting a warehouse adjacent to existing homes. The complexities of these impacts will way heavy on adjacent residents and degrade their standard of living. This also devalues their homes and will hinder development of adjacent and nearby vacant residential land, further limiting the City's required housing count.

I expect/hope you are aware of the draft Municipal Services Review finding from LAFCO about Moreno Valley's make up. They point out that we are now over saturated with warehousing, we are failing to meet our housing needs, and we are classified as a disadvantage community. In their perspective, and that of many others, we need to go in a new direction. Developers prey on disadvantaged communities because they are hungry for any kind of development and they don't care about the members of the community they are impacting. This is why it should be easy to say **NO** to the Moreno Valley Trade Center and look to more promising development and growth for Moreno Valley.

So what should be done? Compliance with the City's General Plan should be maintained, not only here but throughout the Moreno Valley. At this time the city has reached its saturation point for mega-warehouses and should be looking to establish higher goals for residential development and employment diversity and opportunities. Just east of this project site is an approved specific plan that will develop the equivalent of 40 one-million square foot mega-warehouses. This alone should be enough for us to just say **NO** to any other mega-warehouses, including **NO to the Moreno Valley Trade Center.**

Sincerely,

A handwritten signature in black ink that reads "Tom Thornsley". The signature is written in a cursive, flowing style.

Tom Thornsley

Attachment: Moreno Valley Warehouse Approvals 2009-2022

Moreno Valley Warehouse Approvals 2009-2021

Since 2009, Moreno Valley has approved, or is reviewing, at least the following industrial warehouse projects that serve as “distribution” or “logistics” centers for consumer goods, and as such, they are part of the “goods movement” network totaling 53,070,835 square feet:

- March Business Center (2009) – General Plan Amendment to allow 1,484,407 square feet of industrial warehouse space on 66.9-acres.
- Master Plot Plan PA07-0035 (2010) - 409,598 square foot industrial warehouse
- West Ridge Commerce Center (2011) - 937,260 square foot warehouse distribution building
- VIP Moreno Valley Project (2012) - 1,616,133 square foot warehouse space
- First Inland Logistics Center II Project (2013) - 400,130 square feet warehouse space
- First Nandina Logistics Center Project (2014) - 1,450,000 square feet warehouse space
- Prologis Eucalyptus Industrial Park Project (2015) - 2,244,419 square feet of warehouse uses including a General Plan Amendment from residential to Light Industrial
- World Logistics Center (2015) - 40.6 million square feet of warehouse logistics development on 3,918 acres in eastern Moreno Valley
- Indian Street Commerce Center Project (2016) - 446,350 square feet of warehouse space
- Moreno Valley Logistics Center (2016) - 1,736,180 total square feet of warehouse space
- Brodiaea Commerce Center (2017) - 262,398 square foot warehouse including a rezone from Business Park-Mixed Use to “Light Industrial”
- Moreno Valley Business Park (2021) - 220,390 square feet of warehouse logistics development including a General Plan Amendment to from commercial to light industrial
- Heacock Commerce Center (2021) – application for a General Plan Amendment and Change of Zone for two high cube industrial buildings totaling 873,967 square feet
- Compass Danbe Center Point (2021) – application for a General Plan Amendment to allow for the development of two light industrial buildings of 389,603 square feet

From: [Tom Thornsley](#)
To: [Edward A. Delgado](#)
Cc: [City Clerk](#)
Subject: Moreno Valley Trade Center Appeal
Date: Sunday, June 19, 2022 12:54:08 PM
Attachments: [Council Member Delgado Letters.pdf](#)

Warning: External Email – Watch for Email Red Flags!

Dear Councilman Delgado,

Once again you will be taking up the MVTC warehouse appeal of the Planning Commission's denial. You made great points previously that could not be rectified and I hope that position has not changed. You will likely hear a lot of reasons why the appeal should not be approved and make the decision to deny and the community expects. There are so many potential warehouses to build just east of this project site and elsewhere in the city that employment for construction workers and warehouse workers should be set for a very long time.

I am unable to attend the meeting Tuesday evening and have attached a letter expressing only a few the many concerns that arise from this project. Please give what write serious consideration and vote NO on the appeal.

Sincerely,

Tom Thornsley

Tom Thornsley
tomthornsley@hotmail.com

June 19, 2022

To: District 2 Councilman -Edward A. Delgado (via email: edd@moval.org)

Subject: Reject Moreno Valley Trade Center Appeal

Dear Councilman Delgado,

You are once again about to consider the Moreno Valley Trade Center, a project you stated was a good proposal in the wrong location. Despite the changes made this warehouse is still in the wrong location and if approved will start a domino effect for other undesirable development in the area. I will leave listing the litany of concerns to all the others speaking against this project – most of which you heard at the first hearing.

One must question the purpose of a land owner who contributes campaign funds to council members outside of their council district. What do they want? One must question the purpose of a developer offering to pay for city improvements beyond the scope of these necessarily required for their projects approval. Why would they? Both of these appear as requests to curry favor for the land owner and the developer. Any offer to improve city roadways or build ballfields by an outside developer looking for project approval is nothing more than an incentive (some consider a bribe) to get approval of their project. Making this same offer well after development has occurred and their business is established would be a philanthropic investment in their community. Think about the precedence this sets for others seeking project approval.

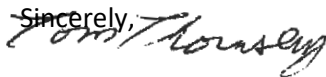
You have cited your mother's livelihood as a warehouse employment on a few occasions to justify considering and approving land use changes to permit development of more warehouses. One has to wonder if even you mom would approve of only providing one narrow range of employment opportunities over an entire city. In the past decade, the city has processed land use changes to permit in excess of 53,000,000 square feet of large warehousing opportunities. During this time the city has done away with available land for housing, commercial, and business park opportunities. Now it seems little value is being placed on the city's newly adopted general plan which intended to establish a stable, balance of growth for the foreseeable future.

Several months ago you seemed sound in your point of view that this warehouse was a good project but in the wrong location. Even though the developer has made some changes to the project, it is still a massive warehouse next to residential, and still in the wrong place. The land upon which it is proposed is intended for residential use as is the land immediately west of it and to the southwest. Good planning policy has always advocated keeping industrial uses away from residential. However, city leaders and

planning staff have failed to maintain this policy for the protection of the existing and potential residential areas. Nor have they embraced their General Plan's objectives. Environment impacts from industrial uses such as warehousing impose significant harm to residential areas. In many instances you will be lead to believe that air, noise, traffic, and lighting impacts are minimal. Playing up impacts as minimal detracts from the ultimate reality of putting a warehouse adjacent to existing homes. The complexities of these impacts will way heavy on adjacent residents and degrade their standard of living. This also devalues their homes and will hinder development of adjacent and nearby vacant residential land, further limiting the City's required housing count.

I expect/hope you are aware of the draft Municipal Services Review finding from LAFCO about Moreno Valley's make up. They point out that we are now over saturated with warehousing, we are failing to meet our housing needs, and we are classified as a disadvantage community. In their perspective, and that of many others, we need to go in a new direction. Developers prey on disadvantaged communities because they know you are hungry for any kind of development and they don't need to care about the members of the community they are impacting. This is why it should be easy to say **NO** to the Moreno Valley Trade Center and look to more promising development and growth for Moreno Valley.

So what should be done? Compliance with the City's General Plan should be maintained, not only here but throughout the Moreno Valley. At this time the city has reached its saturation point for mega-warehouses and should be looking to establish higher goals for residential development and employment diversity and opportunities. Just east of this project site is an approved specific plan that will develop the equivalent of 40 one million square foot mega-warehouses. This alone should be enough for us to just say **NO** to any other mega-warehouses, including **NO to the Moreno Valley Trade Center**.

Sincerely,


Tom Thornsley

Attachment: Moreno Valley Warehouse Approvals 2009-2022

Moreno Valley Warehouse Approvals 2009-2021

Since 2009, Moreno Valley has approved, or is reviewing, at least the following industrial warehouse projects that serve as “distribution” or “logistics” centers for consumer goods, and as such, they are part of the “goods movement” network 53,070,835 square feet:

- March Business Center (2009) – General Plan Amendment to allow 1,484,407 square feet of industrial warehouse space on 66.9-acres.
- Master Plot Plan PA07-0035 (2010) - 409,598 square foot industrial warehouse
- West Ridge Commerce Center (2011) - 937,260 square foot warehouse distribution building
- VIP Moreno Valley Project (2012) - 1,616,133 square foot warehouse space
- First Inland Logistics Center II Project (2013) - 400,130 square feet warehouse space
- First Nandina Logistics Center Project (2014) - 1,450,000 square feet warehouse space
- Prologis Eucalyptus Industrial Park Project (2015) - 2,244,419 square feet of warehouse uses including a General Plan Amendment from residential to Light Industrial
- World Logistics Center (2015) - 40.6 million square feet of warehouse logistics development on 3,918 acres in eastern Moreno Valley
- Indian Street Commerce Center Project (2016) - 446,350 square feet of warehouse space
- Moreno Valley Logistics Center (2016) - 1,736,180 total square feet of warehouse space
- Brodiaea Commerce Center (2017) - 262,398 square foot warehouse including a rezone from Business Park-Mixed Use to “Light Industrial”
- Moreno Valley Business Park (2021) - 220,390 square feet of warehouse logistics development including a General Plan Amendment to from commercial to light industrial
- Heacock Commerce Center (2021) – application for a General Plan Amendment and Change of Zone for two high cube industrial buildings totaling 873,967 square feet
- Compass Danbe Center Point (2021) – application for a General Plan Amendment to allow for the development of two light industrial buildings of 389,603 square feet

From: [brooke hall](#)
To: [Gabriel Diaz](#); [David Marquez](#); [Edward A. Delgado](#); [Elena Baca-Santa Cruz](#); [Sean P. Kelleher](#); [Ulises Cabrera](#); [Dr. Yxstian A. Gutierrez](#)
Subject: Vote YES for the MTVC Moreno Valley Trade Center Project June 21st 2022
Date: Sunday, June 19, 2022 9:47:45 PM

Warning: External Email – Watch for Email Red Flags!

Dear Council Members,

I want to voice my support for the MVTC Moreno Valley Trade Center Project on June 21st 2022. I am asking you to vote YES to help us improve our city. This project is such a benefit to Moreno Valley and it's citizens. It will allow for the creation of increased jobs and reduced taxes. Enacting this project will also help keep from our taxes being increased. I believe that the developers have addressed all of the necessary concerns for the community. As a resident of Moreno Valley and a voter in this city I feel it is imperative we support this project.

Thank you,

Brooke

From: [morgan hall](#)
To: [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [David Marquez](#); [Ulises Cabrera](#); [Dr. Yxstian A. Gutierrez](#); [Gabriel Diaz](#); [Sean P. Kelleher](#)
Subject: Moreno Valley Trade Center
Date: Sunday, June 19, 2022 9:50:39 PM

Warning: External Email – Watch for Email Red Flags!

I support this project on June 21st, 2022. As a voter and resident of Moreno Valley, I understand this projects intentions and agree to the additional Jobs and City Revenue this will bring. I've lived in the city of Moreno Valley my whole life, young people like myself need more jobs and opportunities and that is what this project will develop.

From: [Michelle Hall](#)
To: [Gabriel Diaz](#); [David Marquez](#); [Edward A. Delgado](#); [Elena Baca-Santa Cruz](#); [Sean P. Kelleher](#); [Ulises Cabrera](#); [Dr. Yxstian A. Gutierrez](#)
Subject: Vote YES on Moreno Valley Trade Center
Date: Sunday, June 19, 2022 10:01:33 PM

Warning: External Email – Watch for Email Red Flags!

Dear council member

As a 25 year voting resident of Moreno Valley I strongly support the above project to vote yes. The project will help our community in many ways without hindering us financially. The revenue will improve Moreno Valley such as a much need park and road ways located near the project.

This project will help with revenue for the support of our police, fire, schools, and other city employees.

I strongly support this and see only positive outcome from this project

Sincerely

Michelle Hall

--

Michelle Hall
Adam Hall's Plant Nursery
12925 Redlands blvd
Moreno Valley CA 92555
951-538-2732

From: [Dakota Hall](#)
To: [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [David Marquez](#); [Ulises Cabrera](#); [Dr. Yxstian A. Gutierrez](#); [Gabriel Diaz](#); [Sean P. Kelleher](#)
Subject: VOTE YES Moreno Valley Trade Center
Date: Sunday, June 19, 2022 10:04:08 PM

Warning: External Email – Watch for Email Red Flags!

Dear council members

As being a voting resident of Moreno Valley my whole life, whom supports and loves this community, I feel strongly about the Moreno Valley trade center project getting approved and the benefits it will add to our amazing community. This project will not only provide many jobs for the hard working people of Moreno Valley, but it will also bring new residents and business to our community that will only help us further flourish. I have adored and loved this city since I was born and as a voting resident I strongly feel the need for this project to occur for the benefit and growth of our community. We are in need of the revenue this project will provide in order to insure that our taxes don't increase. This project will provide necessary proceeds in order to better our police, fire department, parks, after school programs, and recreational centers for our entire community as a whole. These are the ideals that make Moreno Valley the incredible community that it is. Let's allow that to flourish and grow.

Sincerely,

Dakota Madison

From: [Rachel Ogulnick](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Ulises Cabrera](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [City Clerk](#)
Subject: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER) JUNE 21ST
Date: Monday, June 20, 2022 8:23:57 AM

Warning: External Email – Watch for Email Red Flags!

Thank you!

From: [Rachel Flanagan](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Ulises Cabrera](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [City Clerk](#)
Subject: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER) JUNE 21ST
Date: Monday, June 20, 2022 8:24:38 AM

Warning: External Email – Watch for Email Red Flags!

Thank you.

--

RACHEL FLANAGAN
[T] 310.571.8227
[C] 323.333.0855

.....
This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter. Thank you.
.....

From: [Ryan Ogulnick](#)
To: [Dr. Yxstian A. Gutierrez](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Ulises Cabrera](#); [David Marquez](#); [Mike Lee](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [City Clerk](#)
Subject: VOTE YES ON MVTC (MORENO VALLEY TRADE CENTER) JUNE 21ST
Date: Monday, June 20, 2022 8:24:54 AM

Warning: External Email – Watch for Email Red Flags!

Thank you.

--

VDC
RYAN OGULNICK
President/CEO
[T] 310.571.8227
[C] 310.508.4083

.....
This message may contain confidential or proprietary information intended only for the use of the addressee(s) named above or may contain information that is legally privileged. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message and any copies immediately thereafter. Thank you.
.....

From: [Sharon Stokes](#)
To: [Dr. Yxstian A. Gutierrez](#)
Cc: [City Clerk](#)
Subject: MVTC
Date: Monday, June 20, 2022 8:17:00 AM

Warning: External Email – Watch for Email Red Flags!

For someone who professes to love Moreno Valley, I don't know how you still have a job! WHAT are you trying to do?

You need to come out here and checkout this round about when there's traffic... especially with the landscape that grows taller everyday! In my car I can barely see over the tops of it... and half the vehicles just barrel through without yielding It ought to be a nightmare when we have a ton of diesel trucks utilizing it....

I really believe all of you are either clueless OR you really just don't care WHAT you approve as long as you get perks and recognition to feed your egos....

You are increasing pollution exponentially... you're building this crap right next to a housing tract... do you guys have ANY common sense?! ♀

I hope there is enough opposition that you can possibly reconsider this project.

Sincerely
Sharon Stokes
34-year east end resident

Sent from my iPhone 13 PRO MAX

From: [Darric](#)
To: [Joe Bunker](#)
Cc: [Dr. Yxstian A. Gutierrez](#); [David Marquez](#); [Ulises Cabrera](#); [Edward A. Delgado](#); [Elena Baca-Santa Cruz](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [Alvaro Valdivia](#); [Andre Moye](#); [Antonio Hoggins](#); [tolken501@gmail.com](#); [Brian Jackson](#); [Carolyn Valencik](#); [Ceci Yahoo](#); [Charles Ober](#); [Cindy Ramos](#); [Crys Tom](#); [DAMON FOREMAN](#); [David McAbee](#); [Don McNicholas](#); [Edna White](#); [Ericka Partida](#); [Eugene Wright](#); [Jackie McGee](#); [James Hagen](#); [Jean Mims](#); [Jeff Sims](#); [Jesus Flores](#); [John Hubbs](#); [Jose Garcia](#); [juancortega87@gmail.com](#); [Karie Woodward](#); [Ken Morin](#); [luckys55@aol.com](#); [Lisa Tuy](#); [Liz Anderson](#); [lalfaro1962@gmail.com](#); [Margarita Valdivia](#); [Maritza Torres](#); [Mark & Donna Montgomery](#); [Merrick](#); [Nancy Altamirano](#); [nelly_meza126@yahoo.com](#); [Pierre Overton](#); [Ramona Zuniga Morales](#); [Randy Thomas](#); [Ray](#); [Renee Smith](#); [Richard Moreno](#); [Richard White](#); [sfwhardy@yahoo.com](#); [Sharilyn Bankole](#); [Shelly Mesa](#); [Terry Scheschy](#); [cdfom@aol.com](#); [VERONICA Ramos](#)
Subject: Re: Moreno Valley Trade Center Public Hearing on June 21, 2022
Date: Monday, June 20, 2022 12:28:38 PM

Warning: External Email – Watch for Email Red Flags!

Honorable Mayor and Councilmembers;

Please include these comments as part of the record for the above-mentioned public hearing. I am a resident of the Heritage Ranch community, the southern border of this proposed project. **We again ask you to uphold the Planning Commission's denial of entitlements for this project** for the same reasons that were voiced on December 7, 2021 during the applicant's appeal of their decision. While it is true that the developer has reached out to me with some proposed changes that will eliminate the traffic exiting onto Encelia Ave., **the environmental impact has not changed**. There will still be the **same amount of pollution to our neighborhood** as described in the FEIR, the **same truck and employee traffic congestion at the round-about of Redlands and Eucalyptus**, and the **same property devaluation** to our homes if this project is approved.

I believe that the people in the affected community should have the most credibility because we also represent the children to be affected by the decisions of people and interests that do not hold or care about the well-being of our community. There are always paid workers that claim to live amongst us or live in Moreno Valley at large to lobby for destructive and irreversible policy prescriptions for our neighborhood in the name of revenue and personal gain or greed. It is frustrating to listen to and deal with knowing those very people who are for projects in our community do not live here. If the same questionable projects were dropped in their community they would not approve. It is shocking to us that some of the things that people believe are "Good for Moreno Valley". Really? Good for who? These outside interests wanting and praising this project as a net positive for the Moreno Valley do not live in this community. This is not a good project... If you approved this project then you will want to approve the Pilot Truck stop next... I would like to not assume that you care more about city revenue than the health and well-being of the people in your community.

Mr. Marquez, Cabrera, and Delgado, you were ready to vote no on December 7th after listening to us. We ask that you again vote no on June 21st. Again, please revisit the location of the project and **visualize the magnitude of a 1.3 million sq. ft. building** and what it will do to our neighborhood.

Thank you,

Darric V. Williams

Heritage Ranch HOA

Affected Resident

On Mon, Jun 13, 2022 at 2:56 PM Joe Bunker <bunkerjl@gmail.com> wrote:

Honorable Mayor and Councilmembers;

Please include these comments as part of the record for the above mentioned public hearing. I represent the Valley Springs HOA which borders Encelia Ave., the southern border of this proposed project. **We again ask you to uphold the Planning Commission's denial of entitlements for this project** for the same reasons that were voiced on December 7, 2021 during the applicants appeal of their decision. While it is true that the developer has reached out to me with some proposed changes that will eliminate the traffic exiting onto Encelia Ave., **the environmental impact has not changed.** There will still be the **same amount of pollution to our neighborhood** as described in the FEIR, the **same truck and employee traffic congestion at the round-about of Redlands and Eucalyptus**, and the **same property devaluation** to our homes if this project is approved.

Mr. Marquez, Cabrera, and Delgado, you were ready to vote no on December 7th after listening to us. We ask that you again vote no on June 21st. Again, please revisit the location of the project and **visualize the magnitude of a 1.3 million sq. ft. building** and what it will do to our neighborhood.

Thank you,

Joe Bunker

Valley Springs HOA

Warehouse Chairperson

--

Darric V. Williams

Cell 951.634.9143

Fax 810.963.0303

From: [George Hague](#)
To: [Gabriel Diaz](#)
Cc: [Sean P. Kelleher](#); [City Clerk Staff_DG](#)
Subject: PE Article on the Moreno Valley Trade Center "Moreno Valley warehouse — larger than city's mall "
Date: Monday, June 20, 2022 1:34:26 PM

Warning: External Email – Watch for Email Red Flags!

<https://www.pe.com/2022/06/19/moreno-valley-warehouse-larger-than-citys-mall-is-back-for-consideration/>

Same as the Press-Enterprise (PE) article found below with all pictures.

Good afternoon city council members,

The developer of the 1.26 million sq ft Moreno Valley Trade Center (MVTC) has done very little since December to reduce its pollution impacting the health of nearby residents — especially on children and the elderly. **Even their 18 acre sports park is adjacent to Redlands Blvd which north of SR-60 is a city designated diesel truck route for the MVTC and other warehouses which will again impact the health of children trying to use the park.**

BOTH THE MVTC AND SPORTS PARK ARE IN THE WRONG LOCATION BECAUSE OF DIESEL POLLUTION AND HOW THEY WILL BOTH RESULT IN HEALTH IMPACTS TO CHILDREN AND OTHERS.

PLEASE DENY THEIR APPEAL FROM THE PLANNING COMMISSION'S UNANIMOUS NO VOTE OF THIS WAREHOUSE

Sincerely,

George Hague

P.S. Please read the Press-Enterprise (PE) article found below .

Moreno Valley warehouse — larger than city's mall — is back for consideration



Silvia Flores, seen Friday, June 17, 2022, with children, Jillian Flores, 13, at right, and Slater Flores, 11, opposes a 1.26-million-square-foot warehouse in her neighborhood. They are standing in the middle of Mozart Way, with Encelia Avenue behind them, where the proposed warehouse could rise. (Photo by Terry Pierson, The Press-Enterprise/SCNG)

By **DAVID DOWNEY** | ddowney@scng.com | The Press-Enterprise

PUBLISHED: June 19, 2022 at 7:00 a.m. | UPDATED: June 19, 2022 at 7:01 a.m.

A plan to build a warehouse larger than [the Moreno Valley Mall](#) across the street from houses on half-acre lots is returning to the Moreno Valley City Council.

The council is set to decide Tuesday, June 21, whether to greenlight a 1.26-million-square-foot logistics project called the Moreno Valley Trade Center, on 80 acres south of the 60 Freeway.

The developer, Dallas-based Hillwood Investment Properties, has said the warehouse would stand 48 feet tall. The [project's final environmental impact report](#) states that the building could reach 100 feet if occupied by a fulfillment center filling the orders of online shoppers.

1 of 2

A 1.26-million-square-foot warehouse is proposed to be built on this land, seen Friday, June 17, 2022, across the street from Moreno Valley homes. (Photo by Terry Pierson, The Press-Enterprise/SCNG)

Silvia Flores, seen Friday, June 17, 2022, w

In advance of Tuesday's meeting, letters from people on both sides of the issue have poured in to the city.

Walter Fus, saying he has been a Moreno Valley resident since 1977 and is a retired Air Force pilot, wrote Saturday, June 11, that approving the project "would be the most egregious decision this council could ever make."

Cristina Rivera, in a Wednesday, June 15, email, urged approval in praising an amenity the developer promised, if allowed to build. The project "will bring a new desperately needed sports park to the City of Moreno Valley," Rivera wrote.

Union carpenters submitted letters of support, saying the project would create construction jobs.

A decision was postponed

In October, the Moreno Valley Planning Commission [rejected the project](#) on a 4-0 vote, with one commissioner not participating due to a potential conflict of interest, concluding the center was incompatible with a neighborhood to the south. Hillwood Investment Properties appealed the decision to the council, which discussed the project in December but [postponed a decision](#).

Now the project is back.

City planners are [recommending the council approve](#) it, by certifying the environmental impact report, approving a general plan amendment, changing the zone and making a determination that the project won't "result in a net loss in residential capacity."

In changing the property designation, the city would eliminate the potential for 145 single-family houses to be built, according to an environmental report.

Project proponents are seeking approval at a time when some Inland Empire communities are [pushing back against warehouses](#).

For example, the Redlands City Council [recently enacted a moratorium](#) on industrial projects on the city's west side. Earlier, Jurupa Valley limited warehouses to its Mira Loma and Agua Mansa areas, and adopted rules for other types of businesses [that generate heavy truck traffic](#). And Pomona is [considering a 45-day moratorium](#) on new warehouses.

At the same time, online shopping is soaring and continues to drive [a regional explosion in the logistics](#) industry.

The Moreno Valley Trade Center arrived on the dais of the Planning Commission in fall, a few months after the city completed an overhaul of its general plan, a guide for future growth.

That document designated the 80-acre project site, west of Redlands Boulevard between Eucalyptus and Encelia avenues and mostly empty except for an 8.5-acre plant nursery, as a place for houses on half-acre lots.



Hillwood is seeking permission to deviate from that new growth guide. In part because of that, Planning Commission member Jeff Sims called on the council to kill the project in a Saturday, June 11, letter.

"Why have an approved General Plan and not honor it?" Sims wrote.

Two other projects in pipeline

There are two other warehouse projects in the early stages.

One is called [Edgemont Commerce Center](#), a proposed 142,345-square-foot warehouse distribution building on approximately 7 acres southwest of Bay Avenue and Day Street.

The other is Heacock Commerce Center, a pair of industrial buildings totaling [874,000 square feet on 46 acres](#) southeast of Gentian Avenue and Heacock Street.

City spokesperson Matthew Bramlett said in email Thursday that environmental reports are being prepared for both projects and it's not known when they will be completed.

Like Moreno Valley Trade Center, the Heacock project can't be built unless the city lets the developer deviate from the general plan. Warehouses are allowed at the Edgemont site, though a zone change is required to build one bigger than 50,000 square feet.

George Hague, conservation chair for the Moreno Valley Group of the Sierra Club, said those projects are also in the wrong place because they are near homes and schools.

The California Air Resources Board submitted letters to the city warning that each project has the potential to "expose nearby communities to elevated levels of air pollution."

In separate letters, Robert Krieger, chief of the California Air Resources Board's Risk Reduction Branch, wrote that both projects are "in census tracts that score within the [top 1 percent of State's most impacted from air pollution](#) from an environmental hazard and socioeconomic standpoint."

Truck traffic, air pollution concerns

As for the Moreno Valley Trade Center, since the December hearing Hillwood has made changes.

The warehouse footprint has been reduced by 65,582 square feet to approximately 1,263,271 square feet, a city report states. A 35-foot-tall earthen berm, landscaped with trees and shrubs is to be built along Encelia Avenue. Truck access is to be limited to Eucalyptus Avenue. The number of loading docks is to be reduced by four, to 117, on the south side of the building, and by seven, to 97, on the north side.

Also, Hillwood has offered to build an 18-acre park at Redlands Boulevard and Ironwood Avenue that features two lighted soccer fields, a lighted baseball field, a playground, concession stand and exercise equipment.

Manuel and Arminda Del Alto, who live near Encelia Avenue, said improvements such as the berm don't alleviate concerns. They moved to Moreno Valley 14 years ago from Ontario because they wanted to escape the warehouses going up there.

"My main concern is what the trucks and cars will put in the air," said Manuel Del Alto, who has had a lung transplant.

Arminda Del Alto said they enjoy hearing birds and coyotes in the distance, and worry they will disappear.

Silvia Flores, who lives nearby with her husband, Joe, and two children ages 13 and 11, said she worries about pollution and traffic.

"It's going to be terrible to have all these trucks," Flores said.

The environmental report states that the logistics center would generate about 2,320 vehicle trips per day, including 1,436 by passenger vehicles and 885 by trucks. Under the fulfillment center scenario, the total would be 6,607 daily vehicle trips, including 5,750 passenger vehicles and 857 trucks.

Hillwood made several proposals earlier to soften the project's impact on the neighborhood, including setting aside:

- \$125,000 to establish an account to purchase of at least five electric-powered heavy trucks that drive the 60 Freeway corridor through Moreno Valley
- \$64,000 to create an account for defraying up to 90% of neighbors' costs of purchasing and installing noise-insulation equipment, with a per-home limit of \$8,000. Eleven homes on Galino Court, Essen Lane, Gershwin Way, Mozart Way, Strauss Lane and Shubert Street would be eligible for the payments.
- \$40,000 to establish an account to pay up to 90% of a homeowner's cost of purchasing and installing air filtration systems, with a per-home limit of \$5,000. The same 11 households would be eligible for such payments.

Despite the offers, Sims, the planning commissioner, said, "you can't negate the smog, the traffic and the noise."

The warehouse building also would eclipse neighbors' views, he said.

RELATED LINKS

Massive Moreno Valley warehouse project still alive

On most days, they can see foothills.

"On a clear day you can see the mountains looking up toward the Big Bear area," Sims said. If the project goes in, he said, "all we will be able to see is a big wall looking to the north."

IF YOU GO

What: The Moreno Valley City Council will meet and consider a 1.26-million-square-foot logistics project called the Moreno Valley Trade Center.

When: 6 p.m. Tuesday, June 21

Where: City Hall Council Chamber, 14177 Frederick St., Moreno Valley

Staff writer Monserrat Solis contributed to this report.

Has Moreno Valley reached its warehouse saturation point?

Pushback against warehouses in the Inland Empire gains momentum

\$47 million settlement reached in World Logistics Center lawsuit

Moreno Valley council says yes — again — to World Logistics Center

From: [Jeff Sims](#)
To: [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [David Marquez](#); [Ulises Cabrera](#); [Dr. Yxstian A. Gutierrez](#); [Gabriel Diaz](#); [Sean P. Kelleher](#); [Manuel A. Mancha](#)
Subject: MVTC
Date: Monday, June 20, 2022 4:58:53 PM
Attachments: [doc10414020220620172327.pdf](#)

Warning: External Email – Watch for Email Red Flags!

Hello,

Now that the agenda packet has been posted, looking at the modified site plan is possible. Sorry for additional comments at this late time.

Hillwood now proposes a large landscaped berm 35' high relative to Encelia Avenue about 167' wide for about 2,000 feet along the length of Encelia (almost a half mile). On the project side of the berm there is a 40' wide private driveway that is 15 to 25 feet below the top of the berm. Apparently this allows the truck traffic to circulate from east to west and vice versa to move between the north and south loading docks and access points to Eucalyptus.

The 14 foot screen wall is between the private driveway and south facing loading dock area.

This raises some concerns if the project is approved:

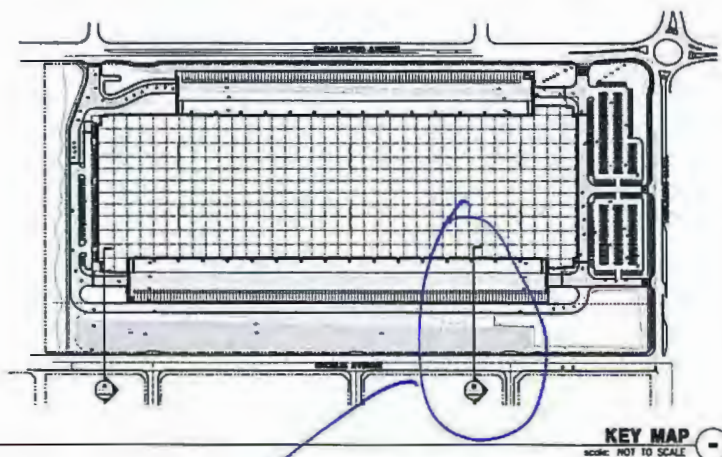
1. No perimeter security fencing is proposed along Encelia Avenue. I confirmed this via call with Sean Kelleher, Manny Mancha, and Michael Lloyd this morning. This means the entire area between Encelia to the 14' wall is open.....basically there will be an open space and a private road parallel the length of Encelia. Given this is going to be an unfenced, shaded, landscaped area of around 7.5 acres, this area may become a prime location for people to hang out and set up camp. Further with Encelia being a wide and relatively low traffic street, it may also become a spot for motorhomes and cars to park for an extended period while using the unfenced landscaped area. If the Pilot Travel Center is also approved on appeal, the potential for this increases. The unsheltered like being able to locate where there is some privacy and opportunity for easy property theft, panhandling, and getting places.

2. With the private drive running parallel to Encelia for close to a half mile there will be ongoing truck traffic at all times of the day and night grinding through their gears driving around on the project property. This road is only 250 feet from the existing homes on the south side of Encelia. The 14' wall does nothing for this traffic and noise. The private drive ranges from 15 to 25 feet below the top of the berm. Truck exhausts are at around 12 feet. Instead of all the noise, air pollution from trucks being on Encelia, they will be masked a bit from site due to the berm, but the berm will do nothing to prevent the ongoing noise and diesel soot coming into the neighborhood.

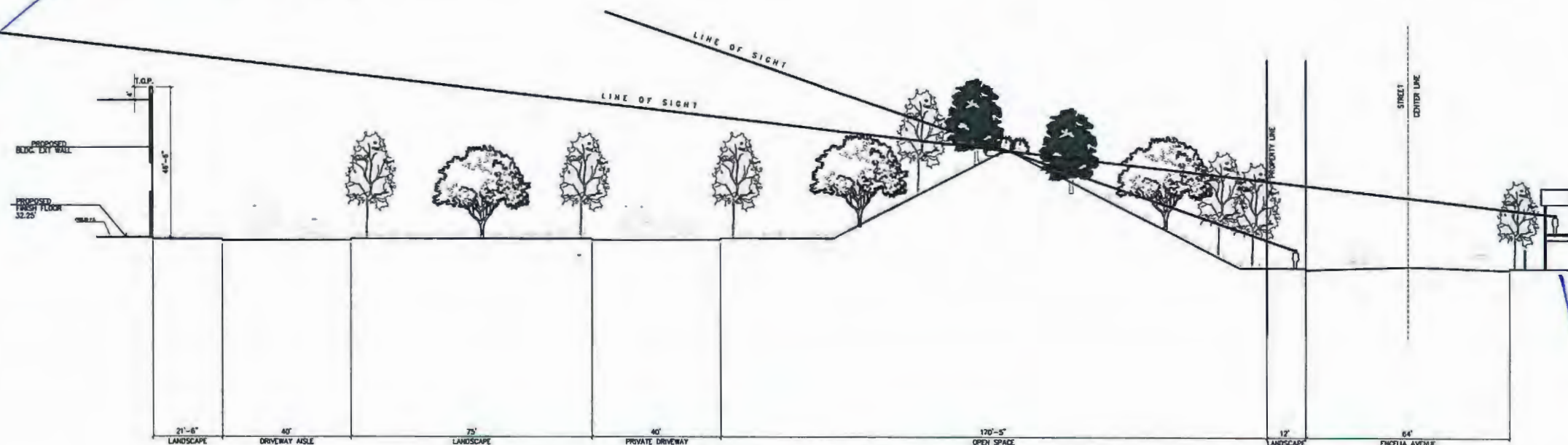
I have attached the overall site plan and the cross sections from the agenda package.

This project is not compatible with the existing neighborhood and should be built in the WLC. I highly doubt you would vote to put this on top of your house regardless of the "benefits" Hillwood offers.

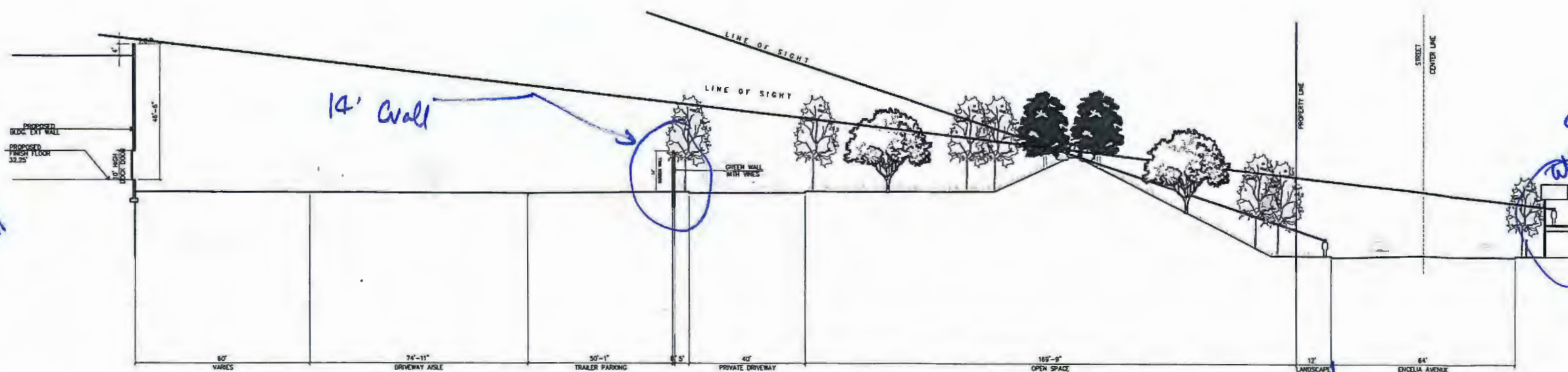
Jeff Sims



KEY MAP
scale: NOT TO SCALE



CROSS SECTION AT ENCELIA AVENUE A
scale: 1/16"=1'-0"



CROSS SECTION AT ENCELIA AVENUE B
scale: 1/16"=1'-0"

Parking + Docks

40' private drive

unsecured open space
who keeps people out??



hpa, inc.
18801 barden avenue - ste. #100
irvine, ca 92612
tel: 949-853-1770
fax: 949-853-0851
email: hpa@hparchs.com

Owner:



901 Via Placenta, Suite 175
Ontario, CA 91754

tel: (909) 382-0033
fax: (909) 382-0073

Project:

MORENO VALLEY
TRADE CENTER
EUCALYPTUS AVE.
AND REDLANDS BLVD.

Eucalyptus Avenue
Moreno Valley, CA 92551

Consultants:

Thames Engineering
Hunter Landscape
S&B Engineers

Title: Site Sections

Project Number: 19137
Drawn by: JC
Date: 10/03/19
Revision:

PEN19-0193

Sheet:

DAB-A4.2

CAUTION: IF THIS SHEET IS NOT SIGNED, IT IS A REPRODUCED COPY

From: [Darric](#)
To: [Gabriel Diaz](#)
Cc: [Joe Bunker](#); [Dr. Yxstian A. Gutierrez](#); [David Marquez](#); [Ulises Cabrera](#); [Edward A. Delgado](#); [Elena Baca-Santa Cruz](#); [Sean P. Kelleher](#); [Alvaro Valdivia](#); [Andre Moye](#); [Antonio Hoggins](#); [tolken501@gmail.com](#); [Brian Jackson](#); [Carolyn Valencik](#); [Ceci Yahoo](#); [Charles Ober](#); [Cindy Ramos](#); [Crys Tom](#); [DAMON FOREMAN](#); [David McAbee](#); [Don McNicholas](#); [Edna White](#); [Ericka Partida](#); [Eugene Wright](#); [Jackie McGee](#); [James Hagen](#); [Jean Mims](#); [Jeff Sims](#); [Jesus Flores](#); [John Hubbs](#); [Jose Garcia](#); [juancortega87@gmail.com](#); [Karie Woodward](#); [Ken Morin](#); [luckys55@aol.com](#); [Lisa Tuy](#); [Liz Anderson](#); [lalfaro1962@gmail.com](#); [Margarita Valdivia](#); [Maritza Torres](#); [Mark & Donna Montgomery](#); [Merrick](#); [Nancy Altamirano](#); [nelly_meza126@yahoo.com](#); [Pierre Overton](#); [Ramona Zuniga Morales](#); [Randy Thomas](#); [Ray](#); [Renee Smith](#); [Richard Moreno](#); [Richard White](#); [stfwhardy@yahoo.com](#); [Sharilyn Bankole](#); [Shelly Mesa](#); [Terry Scheschy](#); [cdfotom@aol.com](#); [VERONICA Ramos](#); [Steve Quintanilla](#); [Aldo Schindler](#); [Manuel A. Mancha](#); [Mindy Davis](#); [Julia Descoteaux](#)
Subject: Re: Moreno Valley Trade Center Public Hearing on June 21, 2022
Date: Monday, June 20, 2022 7:42:20 PM
Attachments: [image898090.png](#)

Warning: External Email – Watch for Email Red Flags!

I would also like to add that the community at large finds the appeasement or "Bribe" of a park or youth facility at this point more evidence that they know this project is out of place. It gives this whole project another black eye... Instead of truly coming up with solutions... Let's give them a park on the other side of the freeway that the current community cannot easily access as a way to bypass the people... SMH it is disappointing...

On Mon, Jun 20, 2022 at 4:54 PM Gabriel Diaz <gabriel@moval.org> wrote:

Hello Mr. William,

Thank you for your email and comments. It will be added to the public record for the project and provided to the City Council at the start of the public hearing on June 21, 2022. If you have any additional questions or comments feel free to contact me.

Thank you,

Gabriel

Gabriel Diaz
Associate Planner
Community Development
City of Moreno Valley
p: 951.413.3226 | e: gabriel@moval.org w: www.moval.org
14177 Frederick St., Moreno Valley, CA, 92553



NOTICE

THIS MESSAGE IS INTENDED ONLY FOR THE PERSON OR ENTITY TO WHICH IT IS ADDRESSED.
THIS MESSAGE MAY CONTAIN INFORMATION THAT IS PRIVILEGED OR CONFIDENTIAL, AND MAY BE EXEMPT OR PROHIBITED FROM PUBLIC DISCLOSURE.
IF YOU RECEIVE THIS MESSAGE IN ERROR, DO NOT FORWARD OR OTHERWISE SHARE THIS MESSAGE.
INSTEAD, IMMEDIATELY NOTIFY THE SENDER AND OUR OFFICE OF THE ERROR.

From: Darric <darricgs400@gmail.com>
Sent: Monday, June 20, 2022 12:28 PM
To: Joe Bunker <bunkerjl@gmail.com>
Cc: Dr. Yxstian A. Gutierrez <yxstiang@moval.org>; David Marquez <davidma@moval.org>; Ulises Cabrera <ulises@moval.org>; Edward A. Delgado <edd@moval.org>; Elena Baca-Santa Cruz <elenab@moval.org>; Gabriel Diaz <gabriel@moval.org>; Sean P. Kelleher <seanke@moval.org>; Alvaro Valdivia <alvaldivia9@gmail.com>; Andre Moye <lexington92555@yahoo.com>; Antonio Hoggins <amhsr3@gmail.com>; tolken501@gmail.com; Brian Jackson <zbrianz@gmail.com>; Carolyn Valencik <carolyn12502@aol.com>; Ceci Yahoo <cecigonzales@yahoo.com>; Charles Ober <caober4822@yahoo.com>; Cindy Ramos <cramos0086@gmail.com>; Crys Tom <4tomboys@gmail.com>; DAMON FOREMAN <mr4man@aol.com>; David McAbee <dmcabee18@gmail.com>; Don McNicholas <donm@teamsei.com>; Edna White <lanette54@hotmail.com>; Ericka Partida <aslanjashive@gmail.com>; Eugene Wright <wmrtaz@gmail.com>; Jackie McGee <ajmcgee5@gmail.com>; James Hagen <baxterdulce@gmail.com>; Jean Mims <tjmims@rocketmail.com>; Jeff Sims <jsims@rcsd.org>; Jesus Flores <1225jessef@gmail.com>; John Hubbs <johnhubbs46@yahoo.com>; Jose Garcia <jpl15garcia@hotmail.com>; juancortega87@gmail.com; Karie Woodward <kwcw@roadrunner.com>; Ken Morin

<kenmorrinrealtor@gmail.com>; luckys55@aol.com; Lisa Tuy <david+lisat@msn.com>; Liz Anderson <ander3fam@yahoo.com>; lalfaro1962@gmail.com; Margarita Valdivia <maguevalgon7@gmail.com>; Maritza Torres <mari_7280@yahoo.com>; Mark & Donna Montgomery <donna00011@yahoo.com>; Merrick <merricktruss20@yahoo.com>; Nancy Altamirano <n.altamirano13661@gmail.com>; nelly_meza126@yahoo.com; Pierre Overton <pierredsr@yahoo.com>; Ramona Zuniga Morales <rlzm36@aol.com>; Randy Thomas <rwbethomas@roadrunner.com>; Ray <stingyh333@yahoo.com>; Renee Smith <rsmith33326@gmail.com>; Richard Moreno <rtmoreno97@hotmail.com>; Richard White <richard_white7@msn.com>; sfwhardy@yahoo.com; Sharilyn Bankole <amindforgod@cs.com>; Shelly Mesa <shellymesa@roadrunner.com>; Terry Scheschy <tscheschy@aol.com>; cdfom@aol.com; VERONICA Ramos <vip_ramos@hotmail.com>

Subject: Re: Moreno Valley Trade Center Public Hearing on June 21, 2022

Warning: External Email – Watch for Email Red Flags!

Honorable Mayor and Councilmembers;

Please include these comments as part of the record for the above-mentioned public hearing. I am a resident of the Heritage Ranch community, the southern border of this proposed project. **We again ask you to uphold the Planning Commission's denial of entitlements for this project** for the same reasons that were voiced on December 7, 2021 during the applicant's appeal of their decision. While it is true that the developer has reached out to me with some proposed changes that will eliminate the traffic exiting onto Encelia Ave., **the environmental impact has not changed.** There will still be the **same amount of pollution to our neighborhood** as described in the FEIR, the **same truck and employee traffic congestion at the round-about of Redlands and Eucalyptus**, and the **same property devaluation** to our homes if this project is approved.

I believe that the people in the affected community should have the most credibility because we also represent the children to be affected by the decisions of people and interests that do not hold or care about the well-being of our community. There are always paid workers that claim to live amongst us or live in Moreno Valley at large to lobby for destructive and irreversible policy prescriptions for our neighborhood in the name of revenue and personal gain or greed. It is frustrating to listen to and deal with knowing those very people who are for projects in our community do not live here. If the same questionable projects were dropped in their community they would not approve. It is shocking to us that some of the things that people believe are "Good for Moreno Valley". Really? Good for who? These outside interests wanting and praising this project as a net positive for the Moreno Valley do not live in this community. This is not a good project... If you approved this project then you will want to approve the Pilot Truck stop next... I would like to not assume that you care more about city revenue than the health and well-being of the people in your community.

Mr. Marquez, Cabrera, and Delgado, you were ready to vote no on December 7th after listening to us. We ask that you again vote no on June 21st. Again, please revisit the location of the project and **visualize the magnitude of a 1.3 million sq. ft. building** and what it will do to our neighborhood.

Thank you,

Darric V. Williams

Heritage Ranch HOA

Affected Resident

On Mon, Jun 13, 2022 at 2:56 PM Joe Bunker <bunkerjl@gmail.com> wrote:

Honorable Mayor and Councilmembers;

Please include these comments as part of the record for the above mentioned public hearing. I represent the Valley Springs HOA which borders Encelia Ave., the southern border of this proposed project. **We again ask you to uphold the Planning Commission's denial of entitlements for this project** for the same reasons that were voiced on December 7, 2021 during the applicants appeal of their decision. While it is true that the developer has reached out to me with some proposed changes that will eliminate the traffic exiting onto Encelia Ave., **the environmental impact has not changed.** There will still be the **same amount of pollution to our neighborhood** as described in the FEIR, the **same truck and employee traffic congestion at the round-about of Redlands and Eucalyptus**, and the **same property devaluation** to our homes if this project is approved.

Mr. Marquez, Cabrera, and Delgado, you were ready to vote no on December 7th after listening to us. We ask that you again vote no on June 21st. Again, please revisit the location of the project and **visualize the magnitude of a 1.3 million sq. ft. building** and what it will do to our neighborhood.

Thank you,

Joe Bunker

Valley Springs HOA

Warehouse Chairperson

--

Darric V. Williams

Cell 951.634.9143

Fax 810.963.0303

--

Darric V. Williams

Cell 951.634.9143

Fax 810.963.0303

From: malardner@aol.com
To: [Moreno Valley Mayor](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [David Marquez](#); [Ulises Cabrera](#); [Gabriel Diaz](#)
Subject: Moreno Valley Trade Center comments for the public hearing at the June 21 City Council Meeting
Date: Monday, June 20, 2022 8:07:36 PM

Warning: External Email – Watch for Email Red Flags!

Moreno Valley Trade Center Project concerns:

Since I am unable to attend tomorrow night's meeting I am writing to you with my concerns for this project on the public hearing agenda tonight.

The project at first may sound as if it has been scaled back to reduce impacts from the project but most of the changes are minor and still result in significant impacts as before.

The reduction in the size of the building is minor as the square footage is only reduced by less than 5 % from the previous proposed size.

The number of truck loading docks will only reduced by 4 out of a total of 117 on the south side of the building closest to the homes - that is still 113 loading docks on the south side nearest homes! And another 90 loading docks (instead of 97) on the north side. 203 loading docks total! That is a lot of loading docks and would not be a significant change to the amount of noise and air pollution coming from this activity. And another 228 tractor trailer parking spaces besides the loading docks. That is a lot of trucks in a relatively small area right next to existing homes.

The visual impact is changed but not reduced. Instead of the current scenic vistas, the existing homes houses will have a view of a 35 foot berm right along Encelia Avenue just feet from the homes and way taller than the one story homes there. This berm will block a view of the building more but still remove any vistas they now have. And none of the changes will reduce pollution impacts or impacts to roads.

While this project appears to remove traffic impacts to Encelia Avenue itself, there will still be more trucks in the area that will pollute the air, damage roads, continue to run over curbs at the too small roundabout and impact the too small overpass and ramps at Redlands Blvd with no proposal to improve anytime soon. There will be a high volume of employee cars also added to Redlands Blvd. and at certain times of day is very busy already.

As far as providing construction jobs, the homes that were zoned for the area would also provide construction jobs and there is a very high demand for more housing. The city is also proposing more homes just to the southwest of this trade center and those potential residents have no say in this proposal since it has not been developed yet and would impact them as well especially from noise and air pollution.

This project is also right next to the Prologis Development on Eucalyptus that was made to revise their proposal to keep large buildings away from the homes that are now going to be impacted by this proposal. How is it right to have that developer revise their project to keep it further from the homes and now put a bigger building even closer to those same homes?

This is also another change to the very new general plan that was supposed to be a vision for the city for many years to come. What is the point of all of the work that went into the general plan to turn around and immediately change it? As the planning commission pointed out this is not the right place for this project and there is already a nearby very large area approved in the current general plan for this type of project (WLC).

Melody Lardner
34 year resident of Moreno Valley

Sean P. Kelleher

From: TOM HYATT <cdftom@aol.com>
Sent: Sunday, November 6, 2022 8:02 PM
To: Gabriel Diaz
Subject: MVTC

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

I sure hope you aren't in favor of this project? Your priority should be the health and safety of your constituents (families with children and disabled adults), not the \$\$ interests of the warehouse developers. Move this east of Redlands NOT NEXT TO AN EXISTING Residential neighborhood! The developer offered to pressure wash the pollution off of our houses at the last council meeting! Are you kidding?? That tells you all you need to know about the hazards of this project and the other proposed projects near our neighborhood. If they offered to do this to your house because of the pollution, you would laugh at their face. NO to this project. There is talk of class action lawsuits. Hoping common sense and decency will prevail.

Tom H.

Sent from my iPhone

Sean P. Kelleher

From: Ken Morin <kenmorinrealtor@gmail.com>
Sent: Sunday, November 6, 2022 8:45 PM
To: Gabriel Diaz; David Marquez; Edward A. Delgado; Elena Baca-Santa Cruz; Sean P. Kelleher; Ulises Cabrera; Dr. Yxstian A. Gutierrez
Subject: MVTC, LLC A DELAWARE LIMITED LIABILITY COMPANY vs Residents of Moreno Valley

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Email – Watch for Email Red Flags!

Good evening Ladies and Gentlemen,

I sincerely hope that my neighbors and I can all count on your support to deny this request to change the general planning on zoning of the parcels north of Encella and west of Redlands blvd where the Halls Nursery is located. Allowing this to be changed from residential to BP and industrial is unconscionable. There should be a buffer zone between BP, Industrial and residential zones.

Our residences are within 1/4 mile of this area and it is unhealthy for our families. It will also decrease the value of our homes. There is already too much truck traffic in the area. Sometimes I come home to see transport trucks parked on our residential streets and sometimes even idling. These still happens even with the signs posted at the new Redlands blvd roundabout which we were told was to prevent trucks to move south of eucalyptus.

I sincerely hope you work in our best interest at the next hearing on Nov 15 and not be swayed by developers.



MORENO

WHERE D

PUBLIC HE

CASE NO.: MORENO VALLEY TRAD
APPEAL OF DE ANNING

--

Ken Morin
Century21 Full Realty Services
Dre 01764881
951-445-0911