

City of Moreno Valley
Community & Economic Development Department
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April 5, 2013

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CITY OF MORENO VALLEY
Planning Division

Ref: DRAFT ENVIRONMENTAL IMPACT REPORT (SCH #2012021045)

The DEIR fails to adequately address any mitigation methods to overcome the "significant cumulative impacts" to my house (14670 Gilman Springs Road) and the other houses along Gilman Springs Road. The DEIR admits there are significant cumulative impacts to views, scenic resources, night lighting, and glare as well as noise, air quality and traffic impacts to those houses on Gilman Springs Road yet there is not one mention about the Moreno Knolls Homeowners Association and the Moreno Knolls Development. No one has sought the input from the Homeowners Association or the individual homeowners other than have an opportunity to comment on the DEIR prior to the publication for public review.

The exclusion of any mitigation measures for these minimum 2.5 acre estate properties; just because they are in the unincorporated county area is clearly an Environmental Justice issue. This is especially true when taken into consideration the significant proposed mitigation measures outlined for the properties within the city limits of Moreno Valley. The houses in the city limits other than those in the project don't have anywhere close to these significant cumulative environmental impacts.

It is very clear that the City of Moreno Valley is only concerned about pushing through this project without consideration for any property owners other than those within the city limits and then that is only very limited. My property is the closest developed property to Gilman Springs Road yet no noise studies were conducted on my property to measure the impacts.

The DEIR is misleading and unclear in the description of how high the structures can be along Gilman Springs Road and how close they can be to the residences

and roadway. This is especially true in front of my property. They casually mention that the existing grade will be lowered about 30 feet along Gilman Springs Road and the perception in the report is that will be the case all along Gilman Springs Road. When I read further into the report it says that will not be the case in all locations and it appears that the grade on the south side of Gilman Springs Road will not be reduced more than a couple of feet near my property at the most. I assume this is due to the 16 inch high pressure gas line would be exposed if the site were over-excavated.

The report goes on to say that some of the structures could be up to 80 feet high or higher in this area yet the report tries to lead us to believe that no buildings will be more than 55 feet above the 1,795 foot elevation level. That elevation is the highest elevation point in entire project. When it gets to my property the elevation is about 1,620 feet. That could conceivably allow buildings up to 175 feet tall in front of my property. Building of 55 to 80 feet tall is still like a 5 to 8 story building in front of my house (but instead looks like a concrete wall).

Right now my house enjoys an unobstructed view of Old Moreno, Lake Perris Mountains, open farm land, duck ponds, Mystic Lake and clear down to San Jacinto. All of my views will be completely wiped out with 55 to 80 foot monolithic concrete walls. I just finished spending several hundred thousand dollars rehabbing my property so that we could move in and retire there, enjoy the openness, peace and quiet and views without having any close neighbors. I wouldn't have minded residential neighborhoods as originally planned and approved for this area. A residential area would not have destroyed our views as the zoning height would only be 35 feet above existing grade.

Job Creation Claims to Justify Project

The claim of job creation does not meet the level of justification for such drastic negative impacts the whole east end of Moreno Valley and the San Jacinto Valley area. These new giant distribution warehouses are extremely automated and the DEIR study fails to honestly take into consideration the level of automation that will be going into these warehouses and the resulting job creation. The automation will vastly reduce the number of jobs that would be created. The jobs

being touted will not materialize as presented in the report other than the resultant heavy transportation trucking.

Additional Roadway Impacts

This project will place thousands of trucks onto the same Freeway (Route 60) that approximately 70 percent of the residences of Moreno Valley use for commuting to jobs and school. The DEIR also fails to take into consideration the proposed County of Riverside proposal to allow trash hauling from LA to the Riverside County Dumps at both the Badlands site and the Lamb Canyon site. These trucks are very slow moving and would add considerable congestion and truck traffic to the freeway and roadways that was not taken into consideration in the DEIR.

This DEIR report is replete with failures of The City of Moreno Valley General Plan Policies including:

Policy 2.5.2 "Locate manufacturing and industrial uses to avoid adverse impacts on surrounding land uses". **Note:** The city has already designation the southern portion of the city along I-215 as the primary industrial development area in the general plan.

Conservation Element

Objective: 7.7 "Where practicable, preserve significant visual features, significant views and vistas.

Policy: 7.7.5 "Require development along scenic roadways to be visually attractive and allow for scenic views of the surrounding mountains and Mystic Lake".

I am not opposed to the development of this area but this is not an acceptable project for this location.

This DEIR has Significant Cumulative Failures in so many areas that I am unable to adequately respond to them all.

Annexation:

I am also adamantly opposed to any annexation of the unincorporated county land into the City of Moreno Valley as proposed through this EIR process.

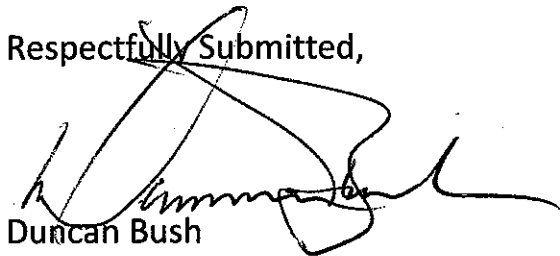
This is just an arrogant mechanism to circumvent the LAFCO process and does not give the property owners an opportunity to comment before the Commission on a supposed LAFCO action that will be enacted by this proposal.

By circumventing the annexation through the EIR process, the LAFCO Commission is turning its "State" authorized powers over to the City of Moreno Valley City Council. Where is the legislation for such an action?

The City of Moreno Valley via the EIR process is effectively taking unincorporated county land zoned W-2 (minimum 2.5 acres for one residential unit) that is currently being used as agricultural land and bringing it under the city control to allow a project that will put massive industrial distribution warehouses right next to my rural residential estate property. They are also taking away scenic vistas and severely degrading the value of my property as a result of Significant Cumulative Impacts with NO attempts to even try and mitigate the damaging impacts.

This project is not my "California Dream", much closer to a "Nightmare".

Respectfully Submitted,



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