

April 5, 2013

Mark Gross & John Terrell  
City of Moreno Valley  
Community and Economic Development Department  
14177 Frederick Street  
P.O. Box 88005  
Moreno Valley, Ca. 92552

Subject: World Logistic Center DEIR

Dear Mr. Gross,

I would like to make the following comments concerning the DEIR for the World Logistic Center.

Agriculture :

The agriculture land that surrounds the San Jacinto Wildlife Area (SJWA) contributes enormously to the success of the SJWA. The loss of thousands of acres of farmland will have a significant negative effect on the SJWA. The DEIR does not adequately address this issue. The DEIR needs to study the effects of the loss of this agriculture land to the wildlife within and surrounding the SJWA. This existing agriculture land provides food and habitat which is different from that found in the SJWA. What effects will the loss of several thousand acres of Ag land have on the wildlife in this area? In reality, the DEIR has almost no designated open space within the project. It would be good to have a portion of this agriculture land used as an "open space" Ag buffer between the World Logistic Center and the SJWA. These agriculture open space areas should become conservation easements under the oversight of a local entity with authority to accept conservation easements.

Open Space:

It is totally unacceptable to designate land outside of the jurisdiction of the developer as open space. The 1000+ acres of the SJWA should in no way be discussed as open space for this development. The DEIR needs to be revised to discuss adequate open space areas within the development itself.

Biology:

There are several large, deep drainage channels located within this project. These areas have, over the years, become habitat for many species of plants and animals. The larger drainage channels should be preserved in their existing condition, and a vegetative buffer of 50 feet or more should be placed on each side of the channel to protect this habitat and prevent erosion. These buffer areas should be fenced and planted with native vegetation to attract wildlife and reduce irrigation requirements. Detention basins should be placed near these channels to capture storm runoff and filter the water before it enters these channels. These channel/buffer areas could help this project meet its open space requirements, and serve as a visual screen to the numerous industrial buildings in the project.

Ownership:

How can this developer justify such a large project when a considerable amount of the property within the Specific Plan does not belong to the developer, and is not under his control? The DEIR map shows that close to half of the land within the proposed specific plan is not owned by the developer. Changing the zoning on the land not under the developer's control should not be allowed without the permission of all of those property owners. The DEIR needs to explain how it can justify a project without either owning the property or having an option to buy on all of the property within the Specific plan.

Sincerely,



Robert S. Hewitt  
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