

3 Public Comments
for
Agenda Item 6
for
March 13, 2024

March Joint Powers
Commission
Regular Meeting

Cindy Camargo

From: Michael McCarthy <MikeM@radicalresearch.llc>
Sent: Tuesday, March 12, 2024 4:22 PM
To: jperry@riversideca.gov; Conder, Chuck; edd@moval.org; Michael Vargas; mayor@moval.org; rrogers@cityofperris.org; district1@rivco.org; district5@rivco.org; 2Mayor@riversideca.gov; Clerk
Cc: jsydor@yahoo.com; aesilva4@earthlink.net; Jennifer Larratt-Smith
Subject: Warehouse slides for tomorrow's public comment
Attachments: MarchJPA_marchSlides.pdf

Good afternoon March JPA commissioners, Clerk, and elected officials,

Attached find four slides with some recent stats and analysis on warehouse trends for public comment tomorrow at the 3/13 commission meeting. The bullet point summary is:

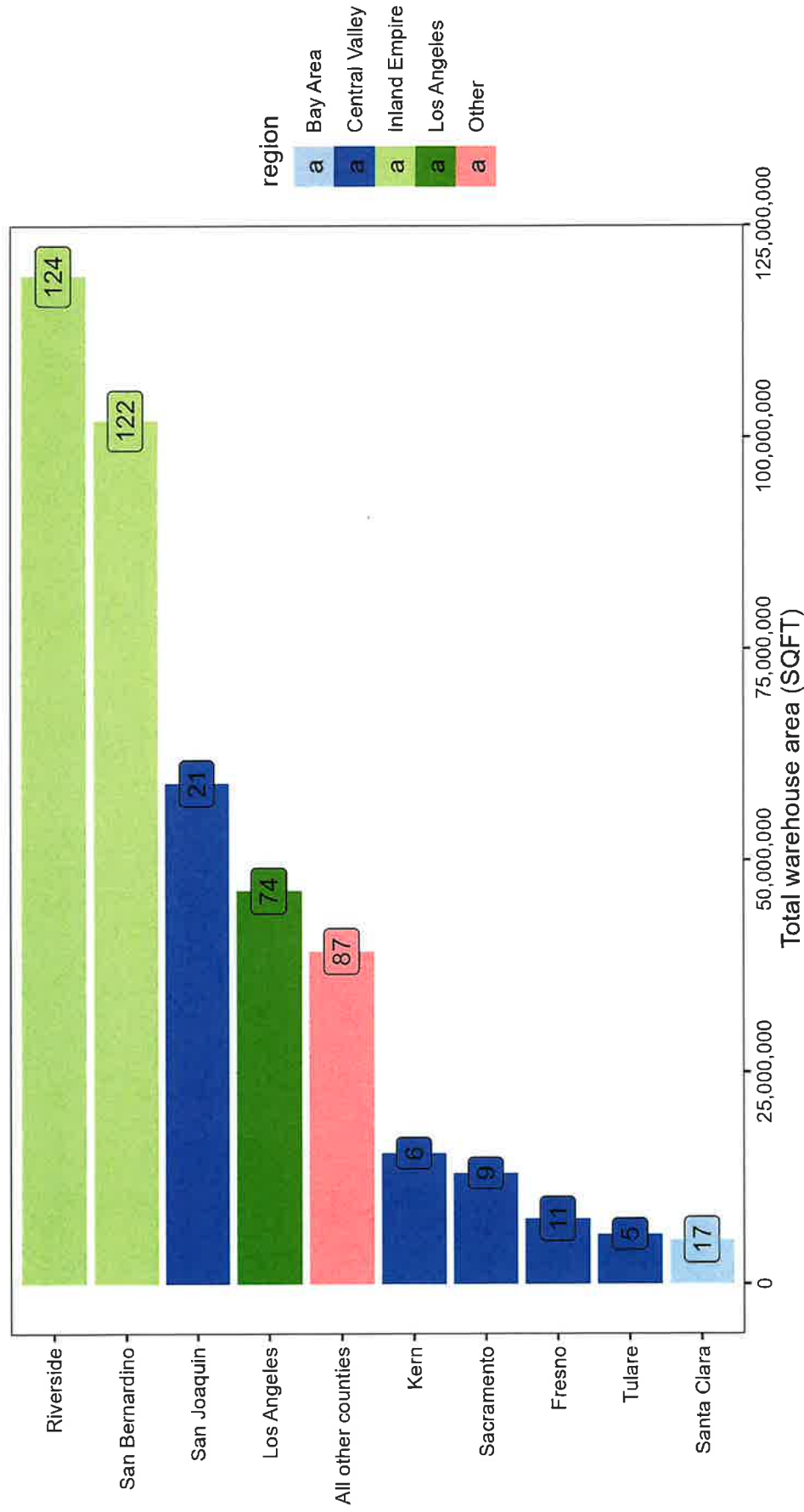
- Riverside County has the most warehouses and warehouse area planned of any county in the state – and more than 54 other counties combined.
- Riverside County has 10-50 times more warehouse area planned **per capita** than adjacent coastal counties of San Diego, Orange, and Los Angeles – and again, more than all three of the coastal neighbors combined.
- Warehouse jobs are down in the Riverside metropolitan area for two straight years since the peak in December 2021.
- The March JPA has 36 times more warehouse area per resident than any other land-use agency in the Inland Empire, with adjacent Mead Valley as number two. The March JPA commission has overseen glaringly obvious environmental injustice and the draft Environmental Justice element does not remedy this problem.

Mike McCarthy

Riverside Neighbors Opposing Warehouses
92508

Riverside County has the most planned warehouses and area based on recent CEQA environmental documents.

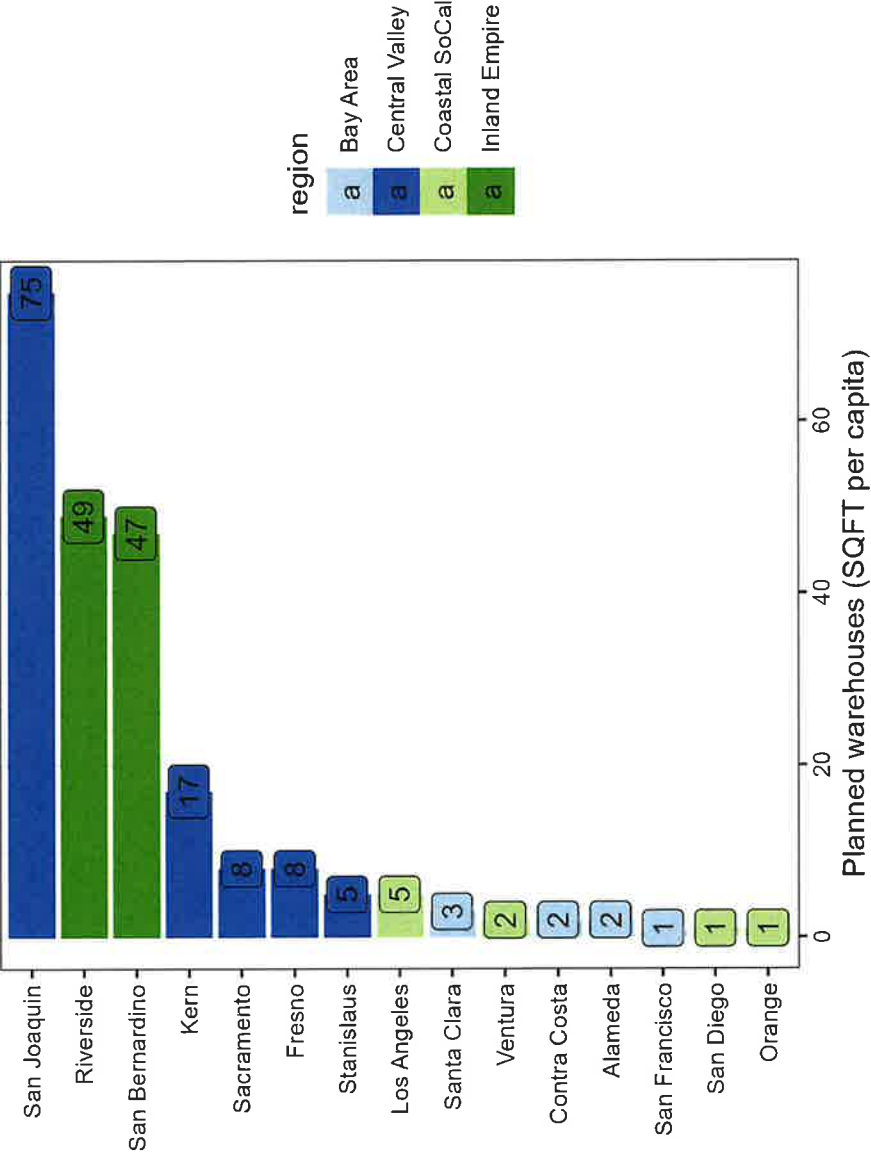
Planned warehouse projects by county - 2020-2024 with CEQA review



Data from CA OPR CEQANET - <https://ceqanet.opr.ca.gov>

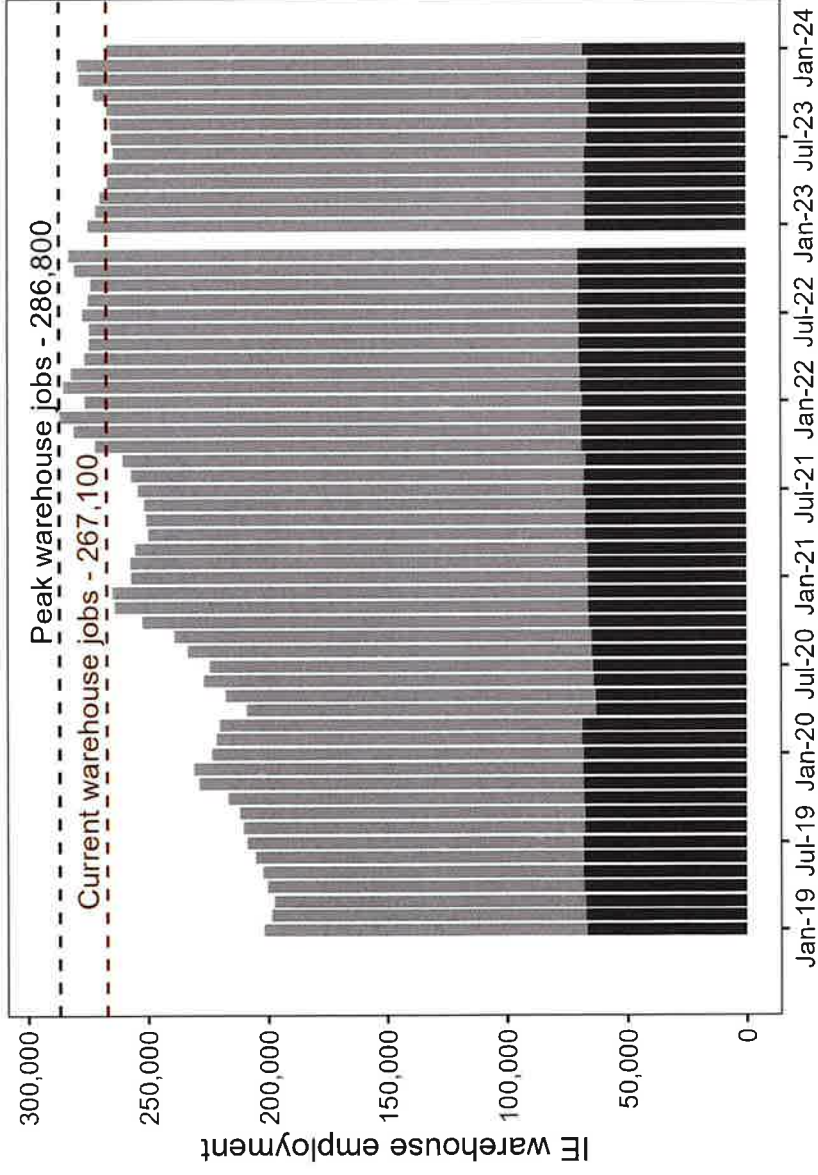
Riverside County has **10 to 50 times** more warehouse area per capita in planning compared to adjacent coastal counties – Los Angeles, San Diego, and Orange.

CEQA planned warehouses 2020-24 (SQFT per capita)



Data from: CEQANET - www.ceqanet.opr.ca.gov - downloaded 3/2/2024 and CA, DoF, Table E-1 Population Estimates, May 2023.

Inland Empire Warehouse Job Trends

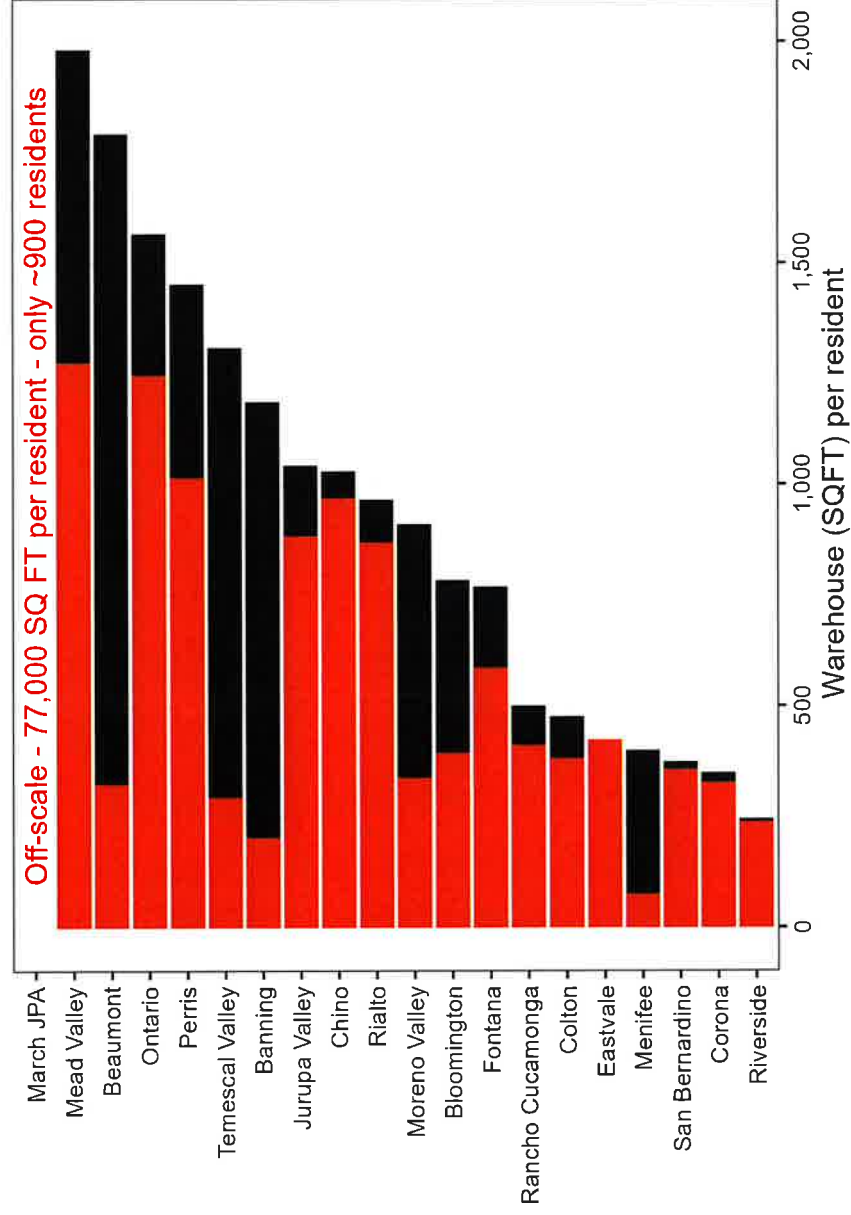


Riverside MSA lost 10,000 warehouse jobs in January and is down relative to January 2022 and January 2023 job numbers.

Industry category Transportation and Warehousing Wholesale Trade

Data from CA EDD Labor Market Info - www.labormarketinfo.edd.ca.gov

type Existing Planned and Approved



March JPA has the most warehouse footprint per resident of any land-use agency in the Inland Empire. The ~900 residents are disproportionately impacted – more than 36 times as much as the next highest jurisdiction. There are more than 10 diesel trucks in the area per resident.

Mead Valley has the second most, Perris is fifth, Moreno Valley is 10th and Riverside has the least.

Cindy Camargo

From: Jerry Shearer Jr. <jsydor@yahoo.com>
Sent: Tuesday, March 12, 2024 5:39 PM
To: jperry@riversideca.gov; Conder, Chuck; edd@moval.org; Michael Vargas; mayor@moval.org; rrogers@cityofperris.org; district1@rivco.org; district5@rivco.org; Clerk
Cc: Michael McCarthy
Subject: Re: Warehouse slides for tomorrow's public comment
Attachments: MarchJPA_marchSlides.pdf

Good afternoon March JPA commissioners, Clerk, and elected officials,

One can reasonably measure opposition to the West Campus Upper Plateau project based not only on the quantity of emails, letters, petitions, signatures, and public comments given by members of the public, but you can also reasonably measure opposition to the project based on the quality of the emails, letters, petitions, signatures, comments, and conversations had over the last two years.

As public employees and elected officials, it is reasonable that the public expects you to be reasonable in your consideration of the proposed project before the March JPA commission. While a public discussion where the commission will hopefully discuss openly your thoughts on this project is still some time away, as it relates to the West Campus Upper Plateau project, the lack of transparency and public communication that your organization has engaged in over the last two years is concerning for us regular citizens.

It is not reasonable, however, to expect you to read my 72-page comment letter to the recently recirculated draft EIR for the West Campus Upper Plateau (though I am happy to review it with you in person), so in keeping with the one-way communication pattern I have endured over the last two years, I am emailing you today with snippets from the 72-pages I wrote earlier this year.

1. *Snippet 1:* The recirculated draft EIR refers to “Community Benefits” (page 3-24) yet the benefits listed are not unique to this project and are required by previous settlements against the March JPA, thus not a benefit attributable to the Upper Plateau project. A community benefits agreement would need to be above and beyond existing obligations.
2. *Snippet 2:* The recirculated draft EIR refers to a contribution by the applicant for a park feasibility study, yet the applicant has stated publicly there will be no park as a part of the Upper Plateau project. Passing this unfunded responsibility to the County skirts compliance with the March JPA’s obligations to the community before it sunsets 07/25.
3. *Snippet 3:* The draft Environmental Justice Element included in the recirculated draft EIR does not follow CEQA process and completely disregards public input. It’s a sham.
4. *Snippet 4:* The recirculated draft EIR only modifies or clarifies the original draft EIR for the Upper Plateau, yet the public clearly stated its objections to the lack of non-industrial alternative land use proposals and the REIR makes absolutely no mention of it or includes any alternate land use plans. As oversight, you have the authority to influence

how the applicant proposes projects that work with (a) current economic factors and (b) public preference and by not demanding non-industrial options for the Upper Plateau you are failing to represent public preference and sentiment.

5. *Snippet 5*: The economy does not now or in the near future support industrial job growth and thus the need for additional warehouse space is largely driven by investors and greedy developers. The picture gets bleaker day-by-day and the longer you allow the applicant and March JPA staff to ignore public outcry related to this project the more you communicate to us that you are choosing the side of greed and dysfunctional governance.

It is entirely reasonable that you have read my email thus far and it is reasonable that I expect you to not only take seriously my messages and 72-page comment letter, but also to consider adopting these views as you decide how you will represent the public regarding this project.

At this point, regarding this project, I am fully convinced that the commission voting to approve this unnecessary and unpopular project is a political choice that you will make when the time comes to consider the applicant's narrowminded plans. As always, I am happy to discuss this further with you and to serve on a community advisory board to the March JPA regarding land use decisions.

Please include these comments as part of public comment record for the 3/13/24 JPA Commission meeting. Thank you for more than 3 minutes of your time.

Jerry Shearer

92508

On Tuesday, March 12, 2024 at 04:24:42 PM PDT, Michael McCarthy <mikem@radicalresearch.llc> wrote:

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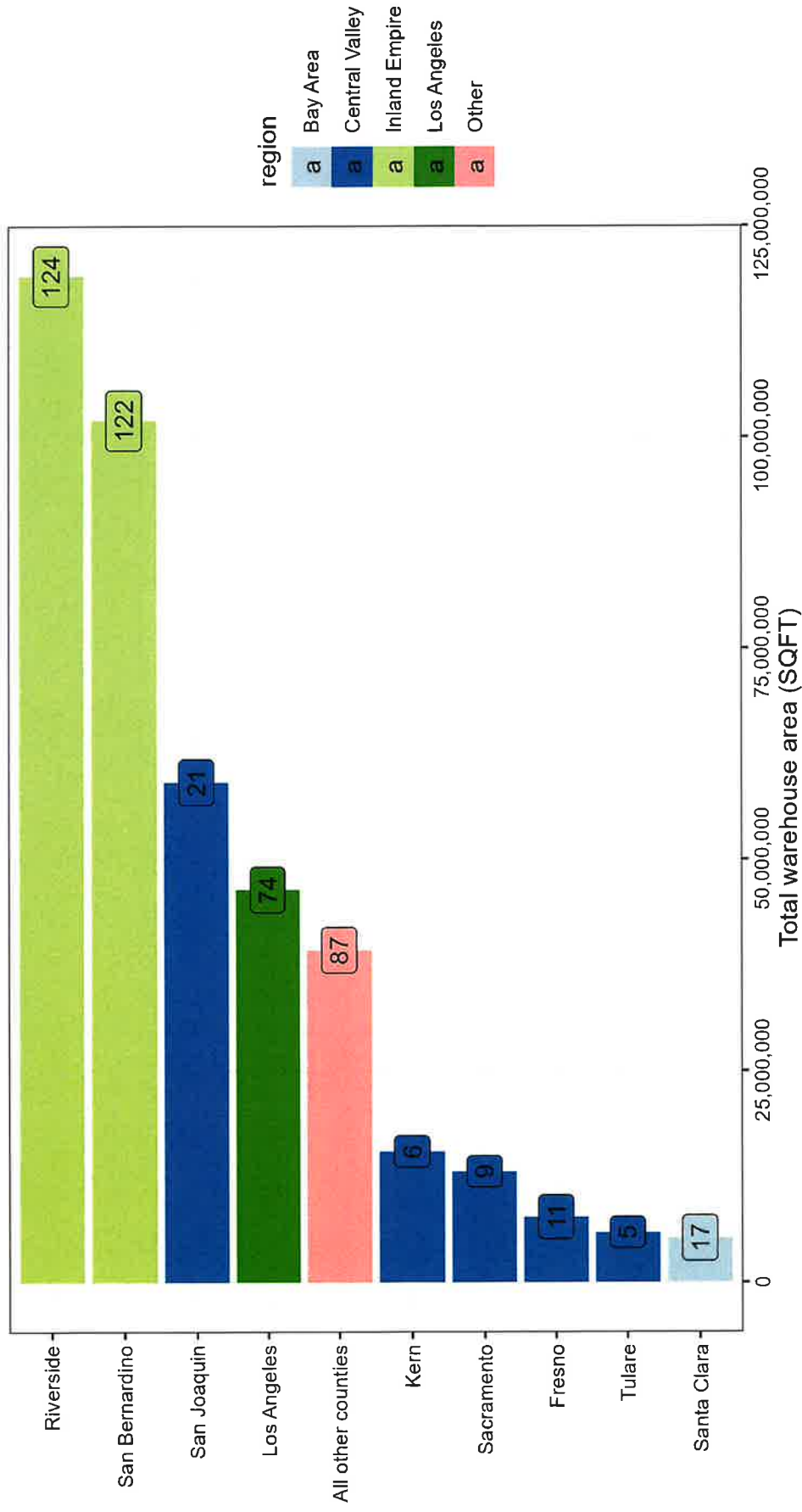
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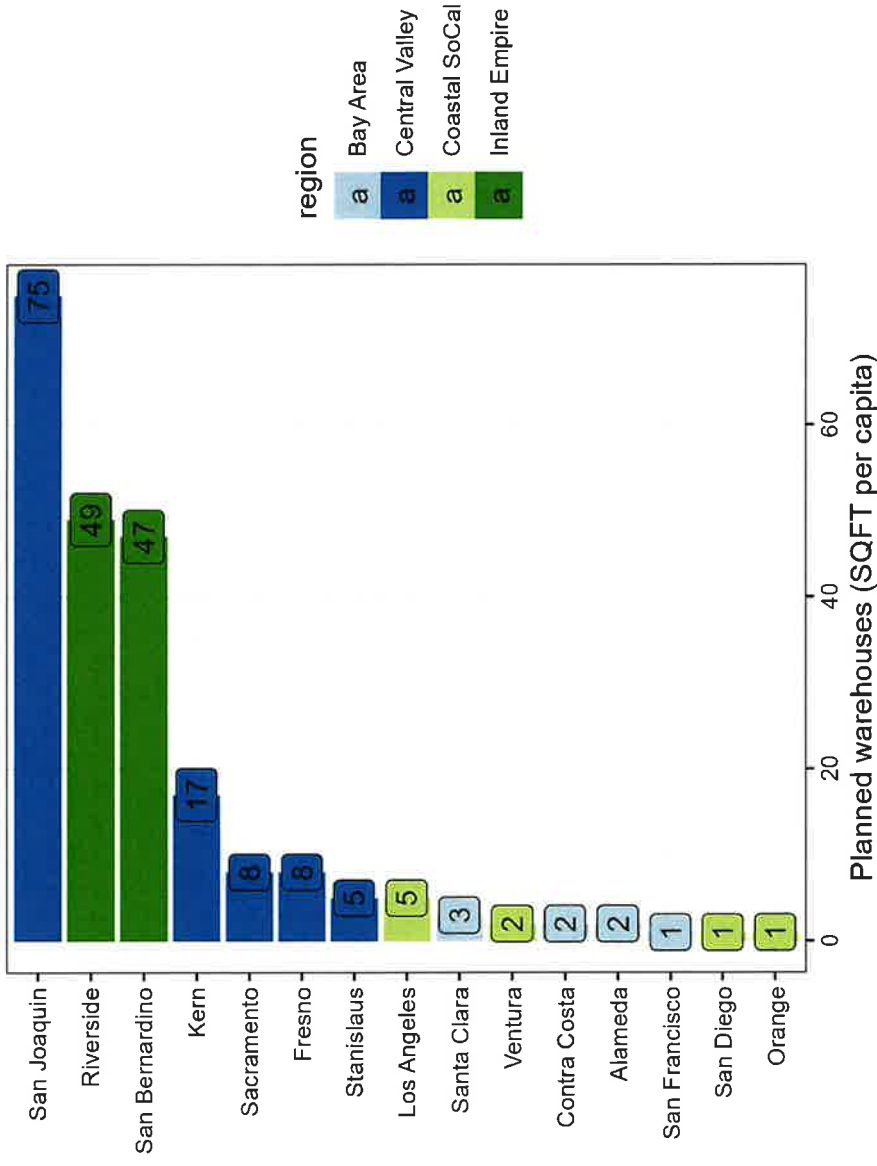
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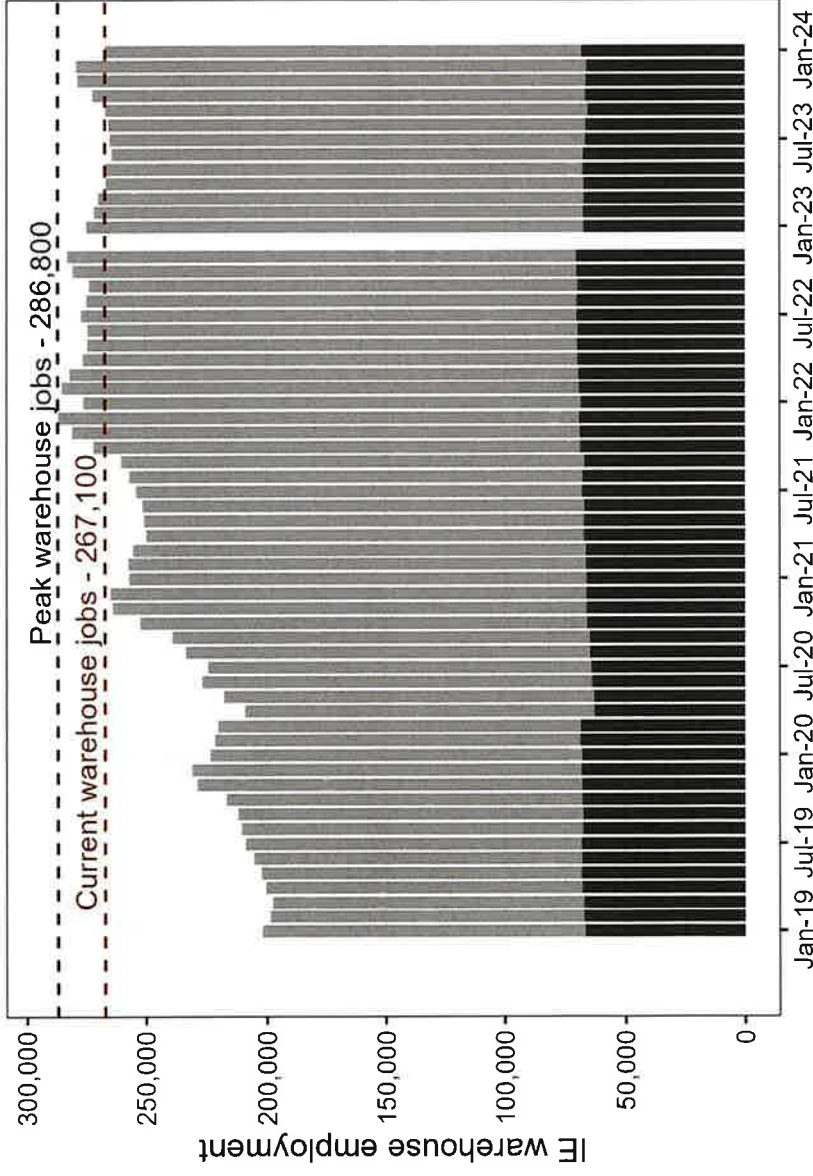
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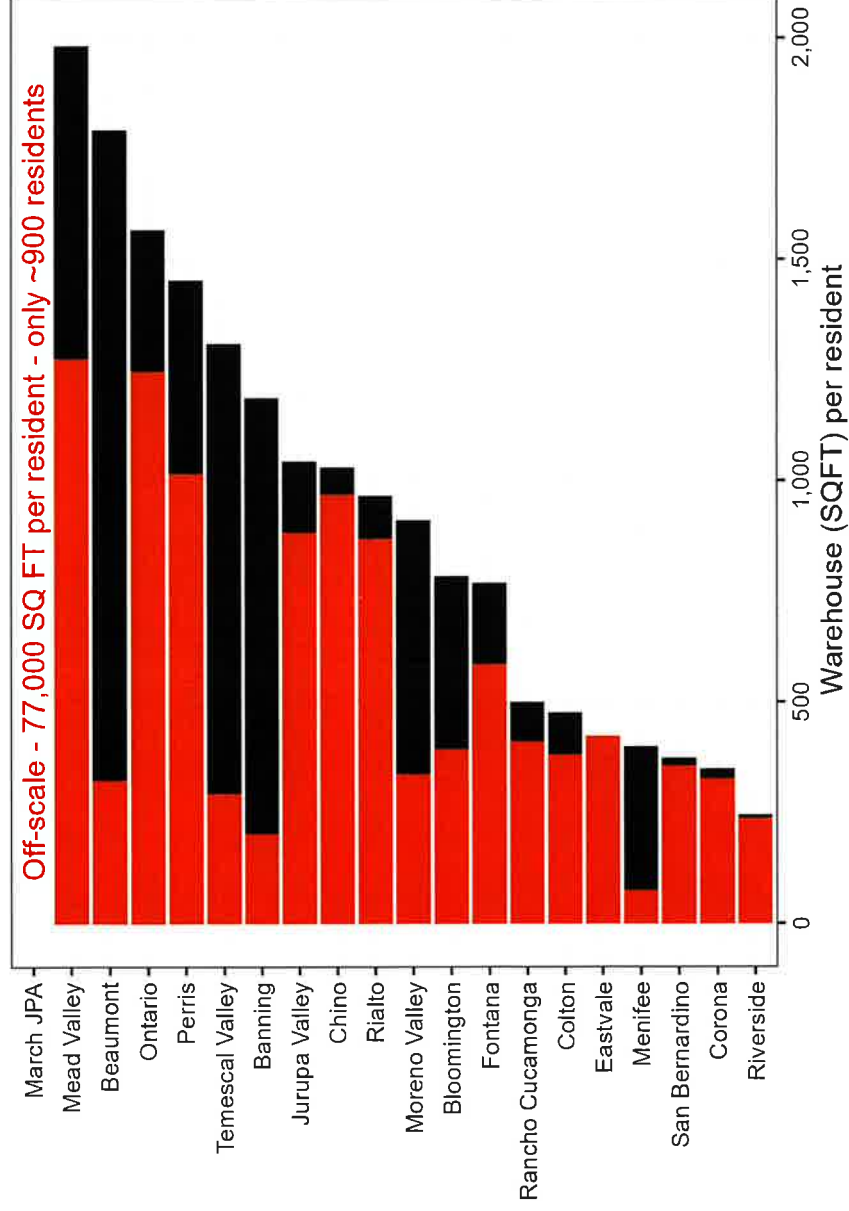


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Cindy Camargo

From: Michael Wilson <Bloomington51@outlook.com>
Sent: Wednesday, March 13, 2024 2:35 PM
To: district5@rivco.org; Conder, Chuck; rrogers@cityofperris.org;
mvargas@cityofperris.org; district1@rivco.org; jperry@riversideca.gov;
mayor@moval.org; edd@moval.org; Dan Fairbanks; Dr. Grace Martin; Cindy
Camargo
Subject: Public Comment for March 13, 2024, March JPA Meeting

Dear Commissioners,

When it comes time to vote on the West Campus Upper Plateau development project, please vote to leave the property as it is. The marginal and questionable improvement of employment numbers and benefits to the local economy are more than offset by the inevitable decrease in air quality and increase in traffic. Freeways 215 and 60 are already congested in the area of the interchange, and this project would increase driving times, increase driver stress, and increase vehicle emissions. The local community would be far better served by not proceeding with this development, and that is what the local residents have overwhelmingly expressed. Open space does not always need to be developed, nor does it need to be viewed as a commercial opportunity. Sometimes, open space is best left as open space.

Thank you.

Sincerely,
Michael Wilson
Mission Grove, 92508