RESOLUTION #JPA 20-21

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING TENTATIVE PARCEL MAP 20-05 (PARCEL MAP 37956) SUBDIVIDING LOT 6 OF THE MARCH BUSINES CENTER SPECIFIC PLAN MERIDIAN SOUTH CAMPUS INTO FOUR PARCELS, CREATING THREE NEW PARCELS FOR THE EAGLE BUSINESS CENTER

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code; and

WHEREAS, the March JPA is comprised of the member entities of the County of Riverside, the City Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996; and

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, on October 24, 2018, the March Joint Powers Commission approved Amendment 7 of Specific Plan 1 (known collectively as the March Business Center Land Swap Project) and Tentative Tract Map 18-01 (Tract Map 30857-9) which included the creation of Lot 6 of the Meridian South Campus; and

WHEREAS, Tract Map 30857-9 of the Meridian South Campus included Lot 6, which consists of 19.84 acres and is located within the Business Park Zone and Land Use Designation within the Specific Plan; and

WHEREAS, on April 8, 2020, the March Business Center Implementation Committee unanimously approved the Design Plan 19-05 for the Eagle Business Park which allowed for the development of four (4) buildings on 19.84 acres and included five driveways all located off Krameria Avenue to allow for 3 passenger car only driveways and 2 service driveways for trucks, with a total of 491 parking stalls; and

WHEREAS, the Applicant has requested approval of a Tentative Parcel Map "Parcel Map" (attached hereto as Exhibit "A") to subdivide Lot 6 of the Meridian South Campus

into four (4) lots creating 3 new parcels, consisting of Parcel 1 containing 6 acres, Parcel 2 containing 4.8 acres, Parcel 3 containing 3.1 acres, and Parcel 4 containing 5.1 acres; and

WHEREAS, the location of the Parcel Map is located within the Business Park (BP) Zone and General Land Use Plan Designation within the March Business Center Specific Plan, Meridian South Campus, and staff has found each of the proposed lots to be in conformance with minimum lot size requirements for the Business Park Zone; and

WHEREAS, additionally staff of the March JPA has reviewed the Tentative Parcel Map for compliance with the standards set forth in Chapter 9.05 of the March JPA Development Code and Section 66473.5 of the California Government Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3); and

WHEREAS, in June of 2020, the Applicant, Eagle Business Park, LLC, submitted an application Tentative Parcel Map 20-05 for Parcel Map 37956, subdividing 6 of the March Business Center Specific Plan, Meridian South Campus; and

WHEREAS, on September 23, 2020, the March Joint Powers Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the three previously approved buildings are already previously approved. Rather, Tentative Parcel Map 20-05 simply splits the existing parcel with four buildings into four lots, allowing the ownership of each building to remain separate. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-05 does not have the

potential for causing any new significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-05.

SECTION 3. In accordance with the Government Code section 66473.5 and March JPA Development Code Chapter 9.14, the March Joint Power Commission hereby makes the following findings in support of its approval of the Tentative Parcel Map:

1. The Parcel Map, as conditioned, is consistent with the March JPA General Plan for the reasons outlined in Section 3 of Resolution #JPA 20-21.

2. The Parcel Map is physically suitable for the existing development upon the property proposed to be subdivided.

3. The Parcel Map is physically suitable for the proposed density of development.

4. The Parcel Map design and proposed improvements will not cause serious public health problems.

5. The Parcel Map design will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

6. The Parcel Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

7. The effect of the Parcel Map on the housing needs of the region were considered and balanced against the public service needs of the residents of the local residents and available fiscal and environmental resources.

SECTION 4. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED, and ADOPTED this 23rd day of September 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-22 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on September 23, 2020 by the following vote:

Ayes:	Hewitt, Vargas, Melendrez, Jeffries, Thornton, Conder, Rogers, Baca
Noes:	None
Abstain:	None
Absent:	None

Dated: September 23, 2020



Carey L. Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

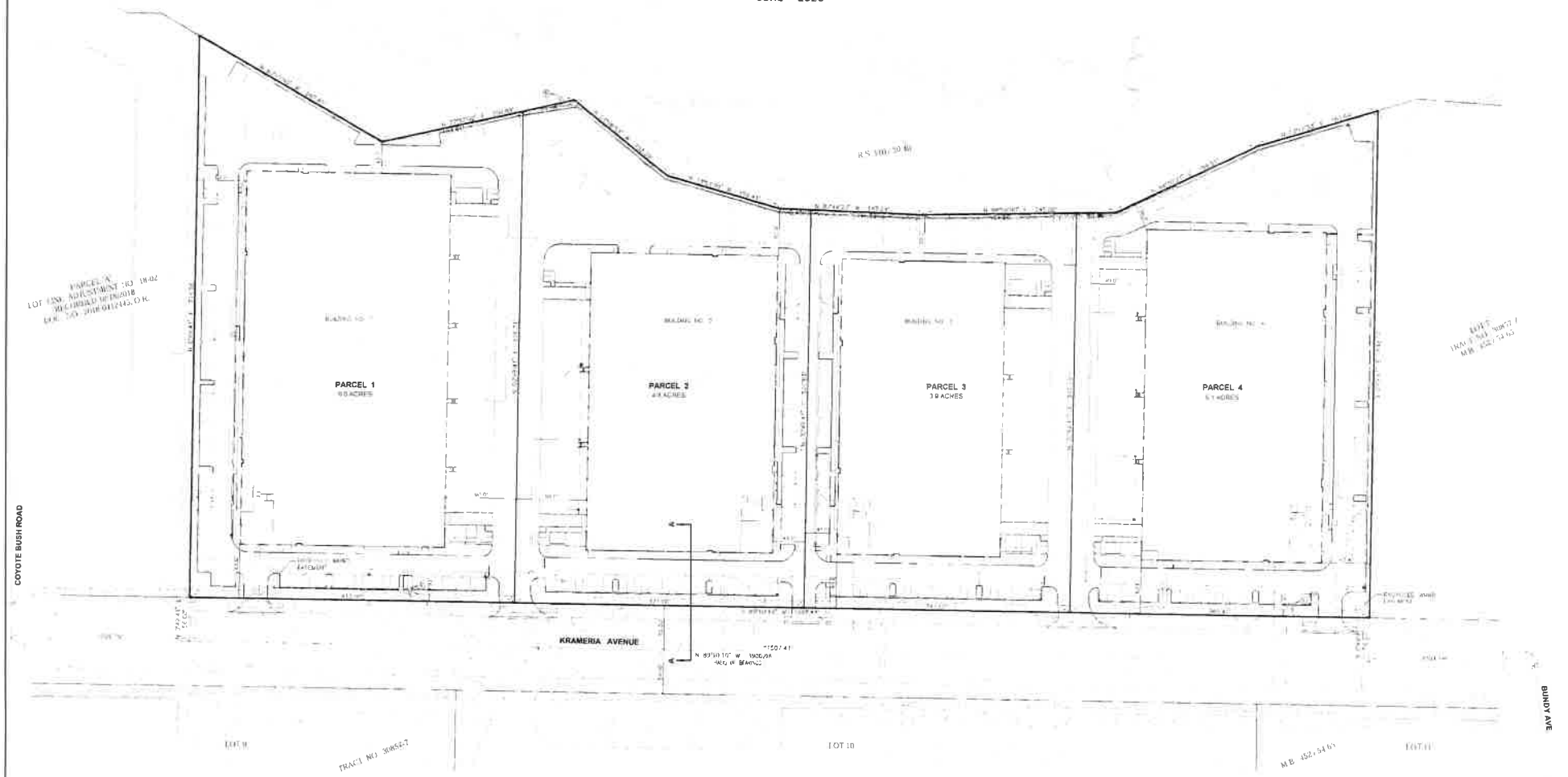
TENTATIVE PARCEL MAP 20-05 FOR PARCEL MAP 37956

(Attached)

TENTATIVE PARCEL MAP NO. 37956

IN THE PLANNING JURISDICTION OF MARCH JOINT POWERS AUTHORITY
WITHIN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
STATE OF CALIFORNIA

ASSESSOR PARCEL NO.: 294-100-012, 013 & 014
19.8 ACRES GROSS
JUNE 2020



LEGAL DESCRIPTION

EASEMENT NOTES

SITE DATA

FLOOD ZONE

PARCEL MAP DATA

GROSS AREA	19.8 ACRES	864,229 SQ. FT.
PARCEL 1	6.3 ACRES	260,454 SQ. FT.
PARCEL 2	4.8 ACRES	210,178 SQ. FT.
PARCEL 3	3.9 ACRES	172,770 SQ. FT.
PARCEL 4	5.1 ACRES	220,866 SQ. FT.

APPLICANT/OWNER/DEVELOPER

LAND SURVEYOR

LEGEND

SECTION A-A

WALDEN & ASSOCIATES

TENTATIVE
PARCEL MAP NO. 37956

EAGLE BUSINESS PARK
MARCH JOINT POWERS AUTHORITY
RIVERSIDE COUNTY, CALIFORNIA

JOB NUMBER
DATE
DRAWN
CHECKED
SHEET 1 OF 1

EXHIBIT "B"

CONDITIONS OF APPROVAL

(Attached)

Conditions of Approval
Tentative Parcel Map 37956
TPM 20-05

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The effectiveness of this approval is conditioned upon the subsequent approval of the recordation of Final Map 37956 (TPM 20-05).

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. The Tentative Tract Map approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Specific Plan SP-1, A7. Requirements of the March Business Center Specific Plan, Meridian South Campus, including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. This project is subject to the Mitigation Monitoring and Reporting Program for the Certified Environmental Impact Report for the March Business Center Design Guidelines and the March Business Center Specific Plan FEIR (SCH #2002071089).

6. The site shall be developed in accordance with the approved Design Plan 19-05, the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Design Plan 19-05. (MJPA 9.14.020)

7. The recordation of the Final Parcel Map 37956 shall include a cross-access agreement providing permanent driveway access for all parcels in perpetuity.

8. Prior to the recordation of Final Parcel Map 37956, the applicant shall prepare CC&R's that describe how all common driveways, utilities, detention basins, common landscaping and open spaces, if any, are to be maintained in perpetuity, and shall be reviewed by the March JPA Attorney.

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

9. The project shall adhere to the conditions of the original Parcel Map 37693 including dedication of all street improvements (if any).

10. The Final Tract Map shall be submitted to JPA for review and approval.

11. All monuments shall be set prior to recordation or in lieu fee deposited with JPA (if any).

12. All dedications as shown on the map shall be subject to review and acceptance by JPA prior to map recordation.

NOTICE OF EXEMPTION

TO: ☐	Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Public Agency/Lead Agency: March Joint Powers Authority Contact: Mathew W. Evans Phone: (951) 656-7000
☒	Clerk of the Board of Supervisors or County Clerk County of:	Address	14205 Meridian Parkway, Suite 140, Riverside, CA 92518

1.	Project Title:	Tentative Parcel Map 20-05
2.	Project Applicant:	Eagle Business Park, LLC
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Lot 6 of the March Business Specific Plan, Meridian South Campus, which is located approximately 0.5 miles west of the intersection of Krameria Avenue and Village West Drive, approximately 2,000 feet south of the intersection at Krameria Avenue and Coyote Bush Road, approximately 2 miles west of the intersection of Van Buren Boulevard and the I-215 Freeway, and approximately 1,700 feet south the Orangecrest residential development in the adjacent City of Riverside (APN's 294-100-012, 013 and 014).
4.	(a) Project Location – City:	(b) Project Location – County: Unincorporated Riverside County
5.	Description of nature, purpose, and beneficiaries of Project:	Tentative Parcel Map 20-05 (Parcel Map 379565) proposes to split the existing Lot 6 of the March Business Center Specific Plan, Meridian South Campus (an existing 19.84-acre site, APN's 294-100-012, 013 and 014) into four (4) new parcels for the purpose of separating the ownership of four (4) recently approved speculative buildings located on site. Parcel 1 consists of 6 acres, Parcel 2 consists of 4.8 acres, Parcel 3 consists of 3.9 acres, and Parcel 4 consists of 5.1 acres
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Eagle Business Park, LLC Attn: Chris Kwasizur, Operon Group 4 Upper Newport Plaza 100 Newport Beach, CA 92660
8.	Exempt status: (check one)	

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

	(a)	☐	Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b)	☐	Not a project.	
	(c)	☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(d)	☒	Categorical Exemption. State type and section number:	State CEQA Guidelines Section 15061 (b)(3).
	(e)	☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
	(f)	☐	Statutory Exemption. State Code section number:	
	(g)	☐	Other. Explanation:	
9.	Reason why project was exempt:			
10.	Lead Agency Contact Person:			Mathew W. Evans, Planning Director
	Telephone:			951-656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.			
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐			
13.	Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒ If yes, the date of the public hearing was: _____			

Signature:_____ Date:_____ Title:_____

Name:

☐ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 9b

Meeting Date: September 23, 2020

Action: **ADOPT RESOLUTION #JPA 20-21 APPROVING TENTATIVE PARCEL MAP 20-05 (TPM 20-05) SUBDIVIDING AN EXISTING 19.84- ACRE PARCEL LOCATED WITHIN THE MARCH BUSINESS CENTER, MERIDIAN SOUTH CAMPUS SPECIFIC PLAN, LOT 6 INTO FOUR PARCELS, CREATING THREE NEW PARCELS AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

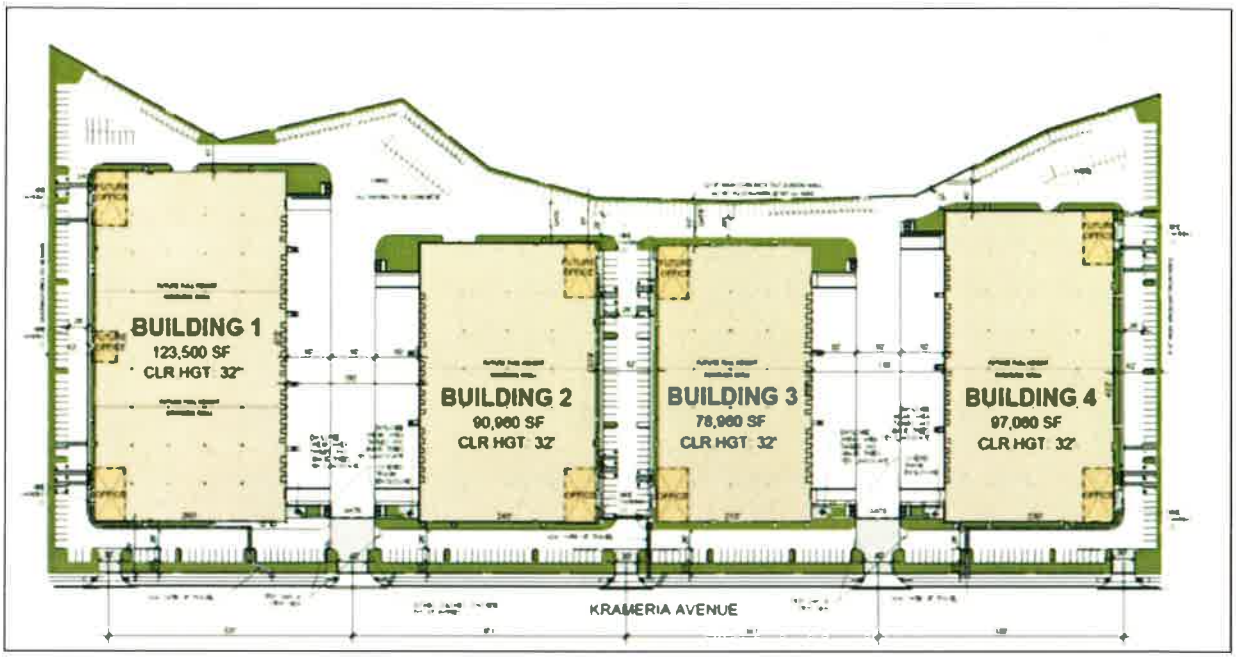
Motion: Move to Adopt Resolution #JPA 20-21 Approving Tentative Parcel Map 20-05 (TPM 20-05) subdividing an existing 19.84- acre parcel located within the March Business Center, Meridian South Campus Specific Plan, Lot 6 into four parcels, creating three new parcels and Direct Staff to File a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Applicant: Eagle Business Park, LLC.

Background:

On October 24, 2018, the March Joint Powers Commission approved Amendment 7 of Specific Plan 1 (known collectively as the March Business Center Land Swap Project) and Tentative Tract Map 18-01 (Tract Map 30857-9) which included the creation of the 19.84-acre Lot 6 of the Meridian South Campus. On April 8, 2020, the March Business Center Implementation Committee unanimously approved the Design Plan 19-05 for the Eagle Business Park. The approvals allowed for the development of four (4) buildings on 19.84-acres. The business park is designed to accommodate a combination of both Business Enterprise (warehouse uses under 50,000 sf) and Light Manufacturing uses consistent with the Permitted Uses Table III-I on page III-11 and Table III-2 on page III-14 of the March Business Center Specific Plan (SP-1, A7), including five driveways all located off Krameria Avenue to allow for 3 passenger car only driveways and 2 service driveways for trucks, with a total of 491 parking stalls.

FIGURE 1: PREVIOUSLY APPROVED SITE PLAN



Project Location

The approved project is located on Lot 6 of the March Business Specific Plan, Meridian South Campus, which is located approximately 0.5 miles west of the intersection of Krameria Avenue and Village West Drive, approximately 2,000 feet south of the intersection at Krameria Avenue and Coyote Bush Road, approximately 2 miles west of the intersection of Van Buren Boulevard and the I-215 Freeway, and approximately 1,700 feet south the Orangecrest residential development in the adjacent City of Riverside.

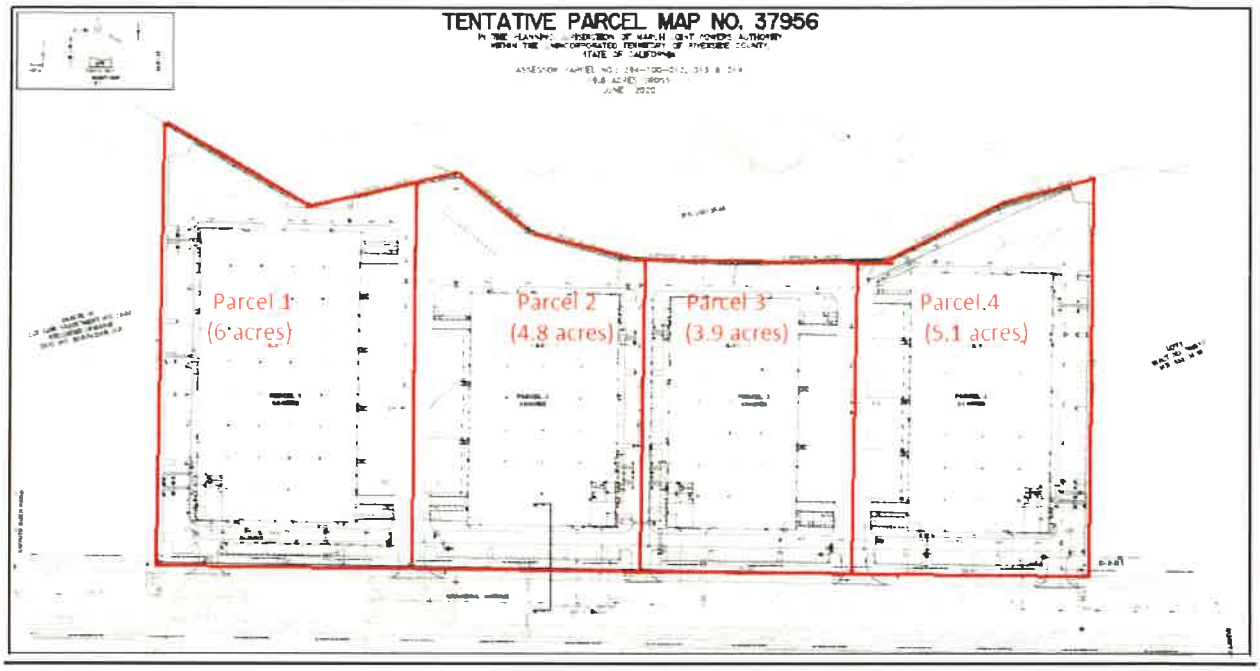
FIGURE 2: LOCATION MAP



Project Description:

Tentative Parcel Map 20-05 (Parcel Map 379565) proposes to split an existing 19.84-acre site (APN's 294-100-012, 013 and 014) into four (4) new parcels for the purpose of separating the ownership of four (4) recently approved speculative buildings located on site. Parcel 1 consists of 6-acres, Parcel 2 consists of 4.8-acres, Parcel 3 consists of 3.9-acres, and Parcel 4 consists of 5.1-acres (see Figure 3, proposed Tentative Parcel Map 20-05 below).

FIGURE 3: PROPOSED TENTATIVE PARCEL MAP 20-05



Surrounding Area/Land Use:

The approved development site is located within the March Business Center, Meridian South Campus Specific Plan and is given the Zone Designation of Business Park (BP). Listed below is the surrounded areas and their land use designation and zoning:

Location	GP Designation/Zoning	Existing Land Use
North	**Parks/ Recreation/ Open Space (Least Bell's Vireo Conservation Area)**	**Park/Open Space**
West	Specific Plan Amendment (SP-1, A7), Business Park	Industrial
South	**Specific Plan Amendment (SP-1) Industrial**	**Industrial**
East	Specific Plan Amendment (SP-1) Industrial	Industrial

Compliance with Development Standards:

Although the project was previously approved, staff must ensure that the map will not cause nonconformity with respect to the development code standards listed within the Development

Code and the Specific Plan. The proposed project is located within the March Business Center Specific Plan and is subject to the development standards within the SP and Design Guidelines for the Business Park (BP) Zone Designation.

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Gross Site Area	30,000 square feet (minimum)	864,228 sf
Number of Buildings (range in size)	N/A	Building 1: 123,500 sf Building 2: 90,960 sf Building 3: 78,960 sf Building 4: 97,060 sf
Floor Area Ratio (Maximum)	45%	45%
Setbacks	Front: 20 feet Interior side: 0 ft. Street side: 20 ft. Rear: 25 ft.	Front: 84 ft. Interior side: 62 ft. –63 ft. Street side: No Street Adjacent Rear: 40 ft. to 132 ft.
Landscape Required (Minimum)	10%	10.20%
Building Height (Maximum)	35 ft./ 2 stories*	40 ft./ 1 story
Parking	490 stalls	491 stalls

* Increased height up to 80 feet is permitted where all building setbacks meet or exceed the proposed building height.

ALUC Review:

The proposed development is located within the Compatibility Zone C2 (Flight Corridor Zone) of the Airport Compatibility Plan. Development must comply with an average of 200 people/acre and 500 people/in the most concentrated single acre, which the project is compliant based on a previous analysis within the Design Plan 19-05. Because none of the buildings within the project site exceed 50' in height, ALUC review of the project was not required.

CEQA Analysis:

Findings Under State CEQA Guidelines Section 15061 (b)(3): Tentative Parcel Map 20-05 is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Tentative Parcel Map 20-05 does not propose any new construction activities as the four previously approved buildings were already previously approved. Rather, Tentative Parcel Map 20-05 simply splits the existing parcel with four buildings into four lots, allowing the ownership of each building to remain separate. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-05 does not have the potential for causing any new

significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-05.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-21 Approving Tentative Parcel Map 20-05 (TPM 20-05) subdividing an existing 19.84 acre parcel located within the March Business Center, Meridian South Campus Specific Plan, Lot 6 into four parcels, creating three new parcels; and.
2. Direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 20-21.
   Exhibit A: Proposed Tentative Parcel Map 20-05
   Exhibit B: Conditions of Approval
2) Notice of Exemption.

Preparation Date: September 17, 2020

RESOLUTION #JPA 20-22

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING TENTATIVE PARCEL MAP 19-02 (PARCEL MAP 37693) SUBDIVIDING UNIT 1, LOT 17 OF THE MARCH BUSINESS CENTER SPECIFIC PLAN, A 3.04 ACRE PARCEL INTO TWO LOTS CREATING ONE NEW PARCEL.

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code; and

WHEREAS, the March JPA is comprised of the member entities of the County of Riverside, the City Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996; and

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, Unit 1 – Lot 17, is an existing parcel located within the March Business Center Specific Plan; and

WHEREAS, on May 14th, 2020, the Riverside County Airport Land Use Commission (ALUC) found the project, including the proposed two-lot parcel map, to be Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan as conditioned; and

WHEREAS, on August 5, 2020, the March Business Center Implementation Committee unanimously approved the Meridian Sharp JPA application for Design Plan 19-06 for the development of two (2) industrial buildings on the existing 3.04 acre parcel, known as Parcel Unit 1 Lot 17 located within the March Business Center Specific Plan; and

WHEREAS, the Applicant has requested approval of a Tentative Parcel Map "Parcel Map" (attached hereto as Exhibit "A") to subdivide Unit 1 – Lot 17 of the March Busines Center Specific Plan into two new lots, consisting of Parcel 1 containing 1.45 acres, and Parcel 2, containing 1.58 acres; and

WHEREAS, the location of the proposed Parcel Map is located within the Industrial (IND) Zone and General Land Use Plan Designations as specified within the March Business Center Specific Plan, and staff has found each of the proposed lots to be in conformance with minimum lot size requirements for the Industrial Zone; and

WHEREAS, additionally staff of the March JPA has reviewed the Tentative Parcel Map for compliance with the standards set forth in Chapter 9.05 of the March JPA Development Code and Section 66473.5 of the California Government Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3); and

WHEREAS, on November 19, 2019 the Applicant, Alan Sharp of Meridian Sharp JPA, submitted an application Tentative Parcel Map 19-02 for Parcel Map 37693, subdividing Unit 1 – Lot 17 into two parcels; and

WHEREAS, on September 23, 2020, the March Joint Powers Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the two previously approved buildings have previously been approved by the March Business Center Design Implementation Committee. Rather, the map only serves to divide potential ownership for each lot that the building is placed upon. The proposed Tentative Parcel Map does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-06.

Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

SECTION 3. In accordance with the Government Code section 66473.5 and March JPA Development Code Chapter 9.14, the March Joint Power Commission hereby makes the following findings in support of its approval of the Tentative Parcel Map:

1. The Parcel Map, as conditioned, is consistent with the March JPA General Plan for the reasons outlined in Section 3 of Resolution #JPA 20-22.

2. The Parcel Map is physically suitable for the existing development upon the property proposed to be subdivided.

3. The Parcel Map is physically suitable for the proposed density of development.

4. The Parcel Map design and proposed improvements will not cause serious public health problems.

5. The Parcel Map design will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

6. The Parcel Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

7. The effect of the Parcel Map on the housing needs of the region were considered and balanced against the public service needs of the residents of the local residents and available fiscal and environmental resources.

SECTION 4. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED, and ADOPTED this 23 day of September, 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-21 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on September 23, 2020 by the following vote:

Ayes:	Hewitt, Vargas, Melendrez, Jeffries, Thornton, Conder, Rogers, Baca
Noes:	None
Abstain:	None
Absent:	None

Dated: September 23, 2020

Carey L. Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

TENTATIVE PARCEL MAP 19-02 FOR PARCEL MAP 37693

(Attached)

TENTATIVE PARCEL MAP NO. 37693

November 19

SUBDIVISION AREA 3 03 ACRES

APN 297-232-006-1

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 17 OF TRACT NO. 30857-1, AS SHOWN BY MAP ON FILE IN BOOK 371, PAGES 28 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER:

297-232-006

EXISTING EASEMENTS/EXCEPTIONS:

PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-943074-OH1T, DATED JANUARY 4, 2019. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DEPICTED THUS [8] WITH LOCATIONS KEYED TO THE SAME HEREON.

10 EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE HIGHGROVE, OF NORTH RIVERSIDE DRIVE, HOW VACATED, IF ANY, SUCH EXIST.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

11 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM UNITED STATES OF AMERICA, AS GRANTOR, TO MARCH JOINT POWERS AUTHORITY, AS GRANTEE, RECORDED MAY 23, 2001, AS INSTRUMENT NO. 2001 214432 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

12 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM UNITED STATES OF AMERICA, AS GRANTOR, TO MARCH JOINT POWERS AUTHORITY, AS GRANTEE, RECORDED DECEMBER 14, 2001, AS INSTRUMENT NO. 2001 622099 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

14 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM UNITED STATES OF AMERICA, AS GRANTOR, TO MARCH JOINT POWERS AUTHORITY, AS GRANTEE, RECORDED MARCH 21, 2002, AS INSTRUMENT NO. 2002 143421 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

16 AN EASEMENT FOR WATER AND WASTE WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 2002, AS INSTRUMENT NO. 2002 542043 OF OFFICIAL RECORDS
IN FAVOR OF: WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY
AFFECTS: SUBJECT PROPERTY; BLANKET IN NATURE

19 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MARCH JOINT POWERS REDEVELOPMENT AGENCY, AS GRANTOR, TO LHM RIVERSIDE LLC, A GRANTEE, RECORDED NOVEMBER 30, 2004, AS INSTRUMENT NO. 2004 0944491 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

20 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "NAVIGATION EASEMENT AND RELEASE" RECORDED DECEMBER 27, 2004, AS INSTRUMENT NO. 2004 1024491 OF OFFICIAL RECORDS.
AFFECTS: SUBJECT PROPERTY; BLANKET IN NATURE

[21] AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT 30857-1, RECORDED DECEMBER 27, 2004, AND OFFICIAL RECORDS, BOOK 371, PAGE 28, OF MAPS.
FOR: LANDSCAPING AND INCIDENTAL PURPOSES.
AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON

24 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 2, 2005, AS INSTRUMENT NO. 2005 0284974, OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RELINQUISH THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS (NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY), TO THE EXTENT SUCH COVENANTS CONSTITUTE RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

24 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 27, 2006, AS INSTRUMENT NO. 2006-0741241, OF OFFICIAL RECORDS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

LEGEND:

PROPERTY BOUNDARY
RIGHT OF WAY
CENTERLINE
PROPOSED LOT LINE
EASEMENT

ZONING DATA:

EXISTING ZONE: INDUSTRIAL
EXISTING LAND USE: VACANT
PROPOSED ZONE: INDUSTRIAL
PROPOSED LAND USE: INDUSTRIAL

PROJECT NARRATIVE:

THE PROPOSED SUBDIVISION IS A TENTATIVE PARCEL MAP AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT WITHIN THE MARCH JOINT POWERS AUTHORITY REDEVELOPMENT PLAN AREA. THIS PROJECT PROPOSES TO VACATE THE EXISTING LS LANDSCAPE EASEMENT DEDICATED ON THE MAP OF TRACT 30857-1 RECORDED DECEMBER 27, 2004, AND ON FILE IN BOOK 371, PAGE 28 - 38 OF MAPS.

EXISTING NUMBER OF LOTS: 1
PROPOSED NUMBER OF LOTS: 2
TOTAL SUBDIVISION ACREAGE: 3.03 ACRES

PROPOSED LOT SUMMARY:

PARCEL 1	1.45 ACRES	63,377 SQ. FT
PARCEL 2	1.58 ACRES	68,616 SQ. FT
TOTAL	3.03 ACRES	131,993 SQ. FT

PROPOSED EASEMENT DEDICATIONS:

A PRIVATE ACCESS EASEMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, EPOCH 1991.68, BASED LOCALLY ON THE WESTERLY LINE OF LOT 17, AS SHOWN ON TRACT 30857-1, M.B. 371/28-38, BEARING NORTH 00°47'09" EAST.

UTILITY PURVEYORS:

STATE WATER/SEWER/WATER DISTRICT	(951) 789-5000
WATER: WESTERN MUNICIPAL WATER DISTRICT	(951) 789-5600
GAS: SOUTHERN CALIFORNIA GAS CO.	(909) 335-7829
ELECTRIC: SO. CAL. EDISON ELECTRICAL	(800) 990-7788
PHONE: FRONTIER COMMUNICATIONS	(909) 901-0600

ABBREVIATIONS:

AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
DTL	DETAIL
ESMT	EASEMENT
EX	EXISTING
LS	LANDSCAPE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PROPOSED
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
SF	SQUARE FEET
TYP	TYPICAL
W/L	WESTERLY

OWNER

YOCOM-BALDWIN DEVELOPMENT, A CALIFORNIA GENERAL PARTNERSHIP
12012 INDUSTRIAL BLVD
MORENO VALLEY, CA 92555

APPLICANT

ALAN J SHARP
17871 MITCHELL NORTH, SUITE 200
IRVINE, CA 92614

ENGINEER OF RECORD:

KIMLEY-HORN AND ASSOCIATES
401 B STREET, SUITE 600
SAN DIEGO, CA 92101-4218
TELEPHONE: (619) 744-0144
EMAIL: DAVE.COWAN@KIMLEY-HORN.COM

EUGENE DAVE COWAN OF THE RANCH — 11/20/2019 DATE



VICINITY MAP
NOT TO SCALE





MERIDIAN PARKWAY
MODIFIED SECONDARY HIGHWAY
(M 89)

MARCH JOINT POWERS AUTHORITY
TENTATIVE PARCEL MAP NO. 37693
BEING A SUBDIVISION OF LOT 17, TRACT 30857-1

ALAN J SHARP
17871 MITCHELL NORTH,
SUITE 200
IRVINE, CA 92614

APN: 297-232-006-1

Project No. 75516000

Sheet Title
TITLE SHEET

Sheet No.
TM-1

EXHIBIT "B"

CONDITIONS OF APPROVAL

(Attached)

Conditions of Approval
Tentative Parcel Map 37693
TPM 19-02

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The effectiveness of this approval is conditioned upon the subsequent approval of the recordation of Final Map 37693 (TPM 19-01).

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. The Tentative Parcel Map approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Specific Plan SP-1, A7. Requirements of the March Business Center Specific Plan, Meridian South Campus, including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. This project is subject to the Mitigation Monitoring and Reporting Program for the Certified Environmental Impact Report for the March Business Center Design Guidelines and the March Business Center Specific Plan FEIR (SCH #2002071089).

6. The site shall be developed in accordance with the approved Design Plan 19-06, the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Design Plan 19-06. (MJPA 9.14.020)

7. The recordation of the Final Parcel Map 37693 shall include a cross-access agreement providing permanent driveway access for all parcels in perpetuity.

8. Prior to the recordation of Final Parcel Map 37693, the applicant shall prepare CC&R's that describe how all common driveways, utilities, detention basins, common landscaping and open spaces, if any, are to be maintained in perpetuity, and shall be reviewed by the March JPA Attorney.

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

9. The project shall adhere to the conditions of the original Parcel Map 37693 including dedication of all street improvements (if any).

10. The Final Tract Map shall be submitted to JPA for review and approval.

11. All monuments shall be set prior to recordation or in lieu fee deposited with JPA (if any).

12. All dedications as shown on the map shall be subject to review and acceptance by JPA prior to map recordation.

NOTICE OF EXEMPTION

TO: ☐	Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Public Agency/Lead Agency: March Joint Powers Authority Contact: Mathew W. Evans Phone: (951) 656-7000
☒	Clerk of the Board of Supervisors or County Clerk County of:	Address	14205 Meridian Parkway, Suite 140, Riverside, CA 92518

1.	Project Title:	Tentative Parcel Map 19-02
2.	Project Applicant:	Meridian Sharp JPA
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Unit 1 – Lot 17 within the March Business Center Specific at approximately the southwest corner of Meridian Parkway and the newly constructed Authority Way. The project is further located approximately one-mile southwest of the intersection of Cactus Avenue and the I-215 Interchange, and approximately one and a half-miles north west of the intersection of Van Buren Boulevard and Meridian Parkway (APN 297-232-006).
4.	(a) Project Location – City:	(b) Project Location – County: Unincorporated Riverside County
5.	Description of nature, purpose, and beneficiaries of Project:	Tentative Parcel Map 19-02 for Parcel Map 37693 is a proposed two-lot Parcel Map for the purposes of creating one (1) new parcel for the purposes of separating the ownership of the previously approved two industrial buildings located on the site. Parcel 1 consists of 1.45 acres, and Parcel 2 consists of 1.58 acres. The parcels, as previously approved, share one-single access point that acts as the sole primary access for both parcels.
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Meridian Sharp JPA Attn: Allan Sharp 300 Spectrum Suite 880 Irvine, CA 92618
8.	Exempt status: (check one)	
	(a) ☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

	(b) ☐	Not a project.	
	(c) ☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(d) ☒	Categorical Exemption. State type and section number:	State CEQA Guidelines Section 15061 (b)(3).
	(e) ☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
	(f) ☐	Statutory Exemption. State Code section number:	
	(g) ☐	Other. Explanation:	
9.	Reason why project was exempt:		
10.	Lead Agency Contact Person:		Mathew W. Evans, Planning Director
	Telephone:		951-656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐		
13.	Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒ If yes, the date of the public hearing was: _____		

Signature:_____ Date:_____ Title:_____

Name:

☐ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 9c

Meeting Date: September 23, 2020

Action: **ADOPT RESOLUTION #JPA 20-22 APPROVING TENTATIVE PARCEL MAP 19-02 (TPM 19-02) SUBDIVIDING AN EXISTING 3.04-ACRES PARCEL LOCATED WITHIN THE MARCH BUSINESS CENTER SPECIFIC PLAN, UNIT 1 (U1), LOT 17, INTO TWO PARCELS, CREATING ONE (1) NEW PARCEL AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

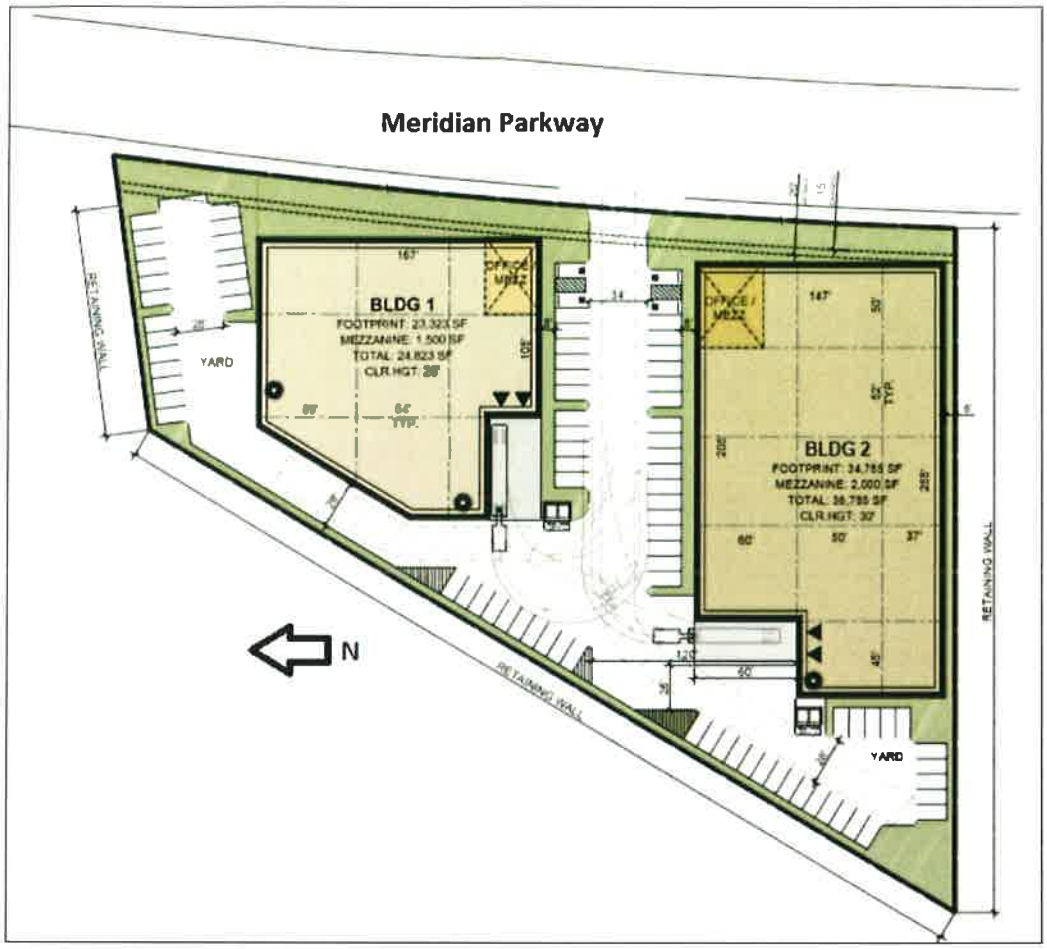
Motion: Move to Adopt Resolution #JPA 20-22 Approving Tentative Parcel Map 19-02 (TPM 19-02) subdividing an existing 3.04-acres parcel located within the March Business Center Specific Plan, Unit 1 (U1), Lot 17, into two parcels, creating one (1) new parcel and Direct Staff to File a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Applicant: Alan Sharp on behalf of Meridian Sharp MJPA.

Background:

On August 5, 2020, the March Business Center Implementation Committee unanimously approved the Meridian Sharp JPA application for Design Plan 19-06 for the development of two (2) industrial buildings on the existing 3.04-acre parcel, known as Parcel Unit 1 Lot 17 located within the March Business Center Specific Plan. Building 1 included a proposed 24,823-square foot building, 28' in height with two recessed dock doors, two drive-in doors, and surface parking on the internal side-yard and rear of the building; and Building 2 included a proposed 36,785 square foot building, 30' in height with two recessed dock doors, one drive-in door, and surface parking on the internal side-yard and rear of the building. The total building square footage approved for the entire site was 61,608 square feet.

FIGURE 1: PREVIOUSLY APPROVED SITE PLAN



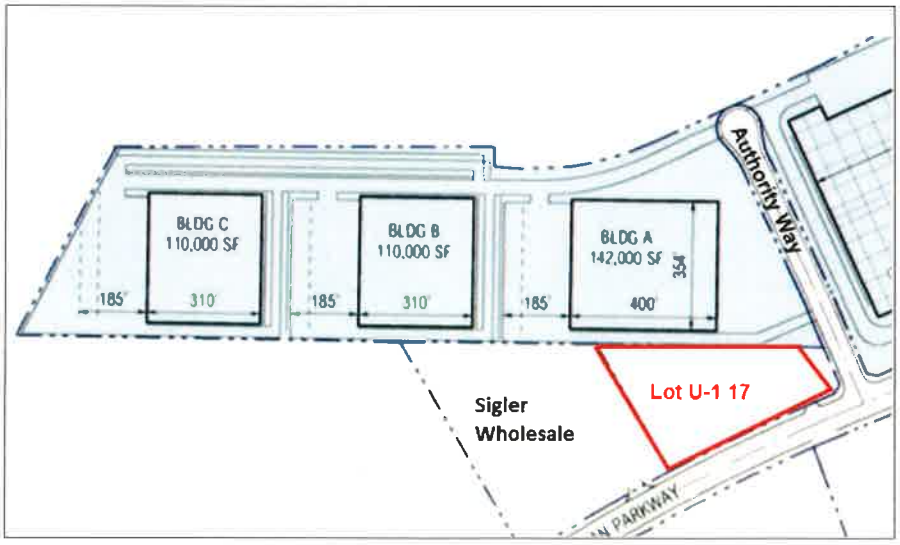
Project Location:

The approved project is located on Unit 1 – Lot 17 within the March Business Center Specific at approximately the southwest corner of Meridian Parkway and the newly constructed Authority Way. The project is further located approximately one-mile southwest of the intersection of Cactus Avenue and the I-215 Interchange, and approximately one and a half-miles north west of the intersection of Van Buren Boulevard and Meridian Parkway. Additionally, the project is located directly to the east of the newly constructed Building 3 of the Meridian West, which also includes the construction of Authority Way, although it should be noted that Unit 1 – Lot 17 has no direct frontage onto the new street as it is separated by another parcel, as well as an existing LLMD easement (see Location Map as Figure 2 and General Location as Figure 3 below):

FIGURE 2: LOCATION MAP



FIGURE 3: GENERAL LOCATION MAP

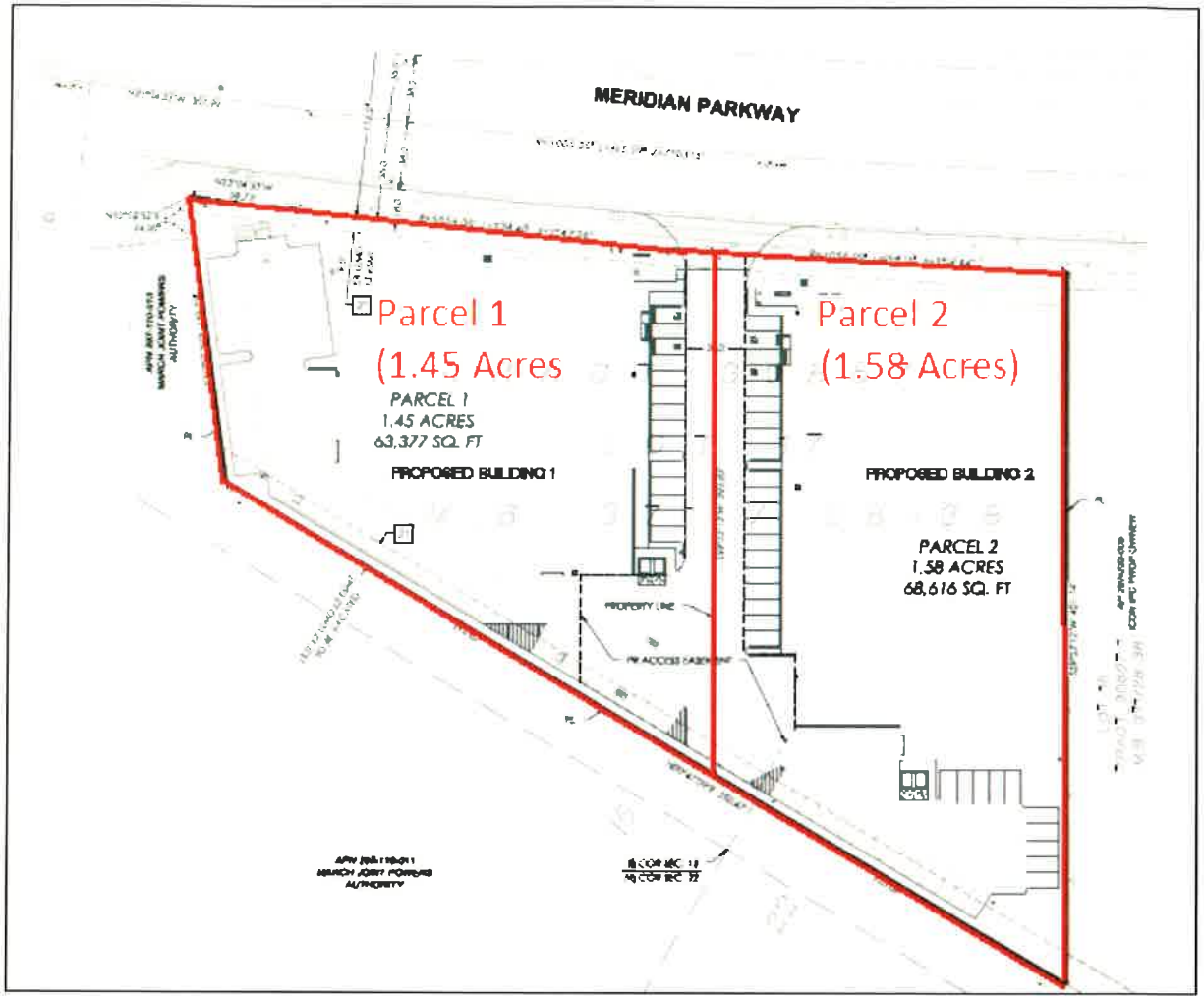


Project Description:

Today, the applicant is requesting the approval of Tentative Parcel Map 19-02 for Parcel Map 37693, a proposed two-lot Parcel Map for the purposes of creating one (1) new parcel for the purposes of separating the ownership of the previously approved two industrial buildings located on the site. Parcel 1 consists of 1.45 acres, and Parcel 2 consists of 1.58 acres. The parcels, as previously approved, share one-single access point that acts as the sole primary access for both parcels. As conditioned, the applicant is required to prepare a cross-access easement agreement allowing both parcels exclusive rights to the shared driveway, as well as

CC&R's for the purpose of maintaining common landscaping, water quality basins and driveways, prior to the recordation of the Final Map.

FIGURE 4: PROPOSED TENTATIVE PARCEL MAP 19-02



ALUC Review:

On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) found the project, including the two-lot parcel map, to be Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan as conditioned. The ALUC conditions were incorporated into the overall Conditions of Approval for the approved project (Development Plan 19-06). No additional conditions of approval are necessary as the conditions for the overall project have been previously adopted.

Surrounding Area/Land Use:

The approved development site is located within the March Business Center Specific Plan and is given the Zone Designation of Industrial (Ind). Listed below is the surrounded areas and their land use designation and zoning:

Location	GP Designation/Zoning	Existing Land Use
North	Industrial	Parcel A of the Meridian West Lower-Plateau/Authority Way
West	Industrial	Industrial Building (Building 3 of the Meridian West Lower-Plateau project
South	Industrial (SP-1) Industrial	Industrial Building
East	Industrial (SP-1) Industrial	Industrial Buildings

Compliance with Development Standards:

Although the project was previously approved, staff must ensure that the map will not cause nonconformity with respect to the development code standards listed within the Development Code and the Specific Plan. The proposed project is located within the March Business Center Specific Plan and is subject to the development standards within the SP and Design Guidelines for the Industrial Zone Designation.

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Gross Site Area	30,000 square feet (minimum)	132,422 sf (3.04 acres)
Number of Buildings (range in size)	2	Building 1: 24,823 sf Building 2: 36,7850 sf Total: 61,608 sf
Floor Area Ratio (Maximum)	45% or 66,211 sf	43% or 61,608 sf
Setbacks (both Buildings)	Front: 20 feet Interior side: 0 ft. Street side: 20 ft. Rear: 25 ft.	Front: 20 ft. Interior side: 8 ft. – 25 ft. Street side: No Street Adjacent Rear: 28 ft. to 40+ ft.
Landscape Required (Minimum)	10% or 13,242 sf	16% or 20,817 sf (includes LLMD easement area).
Building Height (Maximum)	35 ft./ 2 stories	28 ft. (Building 1), 30 ft (Building 2)
Parking	80 +/- stalls	113 stalls

CEQA Analysis:

Findings Under State CEQA Guidelines Section 15061 (b)(3): Tentative Parcel Map 20-03 is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA." Tentative Parcel Map 19-02 does not propose any new construction activities as two previously approved buildings are already approved under a separate action by the March Design Implementation Committee. Rather, Tentative Parcel Map 19-02 simply splits the existing parcel with two buildings into two lots, allowing the ownership of each building to remain separate. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 19-02 does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-06.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-22 Approving Tentative Parcel Map 19-02 (TPM 19-02) subdividing an existing 3.04-parcel located within the March Business Center Specific Plan, Unit 1 (U1), Lot 17, into two parcels, creating one (1) new parcel; and.
2. Direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 20-22.
   - Exhibit A: Proposed Tentative Parcel Map 19-02
   - Exhibit B: Conditions of Approval
2) Notice of Exemption.

Preparation Date: September 17, 2020

RESOLUTION #JPA 20-24

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING CONDITIONAL USE PERMIT 20-05 (CUP 20-05), FOR LOZANOS CREATIVE CABINETS TO ALLOW A CUSTOM MANUFACTURING USE WITHIN THE MIXED-USE (MU) ZONE DESIGNATION, AT AN EXISTING BUILDING LOCATED AT 21760 VAN BUREN BOULEVARD, SUITE 105 & 106, SUBJECT TO CONDITIONS OF APPROVAL

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the Authority is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, the Meridian Specific Plan Amendment SP-5 was adopted by the March JPA in 2010 implementing revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and revisions to the land use designations, located in the northwestern portion of Riverside County, California just west of Interstate 215 and south of Alessandro Boulevard ("SPA Area"); and

WHEREAS, on September 22, 2018, the March Joint Powers Commission adopted Resolution #JPA 18-19, approving Plot Plan (PP) 17-05 and Conditional Use Permit (CUP 17-08 though 17-18 allowing eleven (11) standalone buildings known as the MS Van Buren II Project; and

WHEREAS, on April 11, 2019, the MJPA Planning Director approved Determination of Substantial Conformance #1, to allow for the reduction of two (2) two-story office buildings to be reduced to one-story buildings, and allow two (2) additional buildings keeping the overall approved project square footage; and

WHEREAS, on December 11, 2019, the March Joint Powers Commission approved Specific Plan Amendment (SP 19-01) for amendment #5 to the Meridian North Campus Specific Plan (SP-5). This amendment approved the rezoning of Unit 4, Lot 9 and Unit 4, Lot 12 (which is under a separate Plot Plan – Plot Plan 17-04, Amendment #1) from the Office (OF) zoning designation to the Mixed Use (MU) zoning designation; and

WHEREAS, on July 22, 2020, the March Joint Power Commission approved Tentative Parcel Map 20-03, a Condominium map for MS Van Buren II, allowing them to split the ownership of each building for condominium purposes for the entire business park; and

WHEREAS, on October 2, 2020, MS Van Buren II on behalf of Lozanos Creative Cabinets, submitted a Conditional Use Permit Application (CUP) 20-05 requesting approval for a Custom Manufacturing Use, located at 21760 Van Buren Boulevard, Suite 105 and 106; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069) for the MS Van Buren II Project; and

WHEREAS, on September 12, 2018, the March Joint Powers Commission considered and adopted Resolution #JPA 18-18 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069) for the MS Van Buren II Project (Plot Plan 17-05 and Conditional Use Permits 17-08 through 17-16), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guideline.

WHEREAS, on October 28, 2020, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. On September 12, 2018, the March Joint Powers Commission considered and adopted Resolution #JPA 18-18 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069) for the MS Van Buren II Project (Plot Plan 17-05 and Conditional Use Permits 17-08 through 17-16), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guideline. The anticipated environmental impacts of the proposed Custom Manufacturing Use (cabinet shop) are consistent with the analysis contained in the previous analysis as the Custom Manufacturing Use was a use analyzed in the original CEQA Document and the addendum thereto. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

SECTION 3. Findings on Environmental Impacts. Based on the previous Environmental Impact Report Addendum, the Initial Study, the administrative record, and having considered the SEIR and the FEIR and all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the certified SEIR and the Initial Study. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Conditional Use Permit, CUP 20-05, will not result in any significant environmental impacts beyond those analyzed in the certified SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with CUP 20-05, , and reflects the independent judgment and analysis of the Commission

SECTION 4. Findings for Conditional Use Permit (CUP) 20-05. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit (CUP) 20-05 in accordance with Section March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the overall MS Van Buren II Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan (SP-5); and

2. The proposed Project complies with all applicable zoning and other regulations because the overall MS Van Buren II Project was previously found to comply with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the proposed building use is consistent, as approved with the Mixed-Use zone designation as defined within the Specific Plan (SP-5) and shall be limited to 100 average people/acre and 250 people/single-acre since the Project is located in Airport Compatibility Zone C1 as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity as the overall MS Van Buren II Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

SECTION 5. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including Conditional

Use Permit (CUP) 20-05, as shown on Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attachment Exhibit "B", attached hereto and incorporated herein by this reference.

SECTION 6. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 8. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 9. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 28th day of October, 2020.

Marita G. Rogers, Vice Chair
March Joint Powers Authority Commission

ATTEST:

I, Carey Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-24 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on October 28, 2020, by the following vote of the Commission:

Ayes:	Jeffries, Thornton (2 votes), Vargas, Melendrez, Hewitt, Conder, Rogers
Noes:	None
Abstain:	None
Absent:	Baca

Dated: October 28, 2020

Carey Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT A

Project Entitlements

- The Project Narrative
- Business Site Plan
- Building Floor Plan; and
- Location exhibits

EXHIBIT B

Conditions of Approval

EXHIBIT A

Project Entitlements

- The Project Narrative
- Business Site Plan
- Building Floor Plan; and
- Location exhibits

EXHIBIT B
Conditions of Approval

PROPERTY PHOTO'S:

MS VAN BUREN II BUSINESS PARK

DEVELOPED BY: SILAGI DEVELOPMENT & MANAGEMENT, INC. // 1.805.402.4515

SDM








BUILDING 9 - 21760 VAN BUREN BLVD., SUITE 105 & 106, RIVERSIDE, CA



BUSINESS DESCRIPTION: *LOZANOS CREATIVE CABINETS*

MS VAN BUREN II BUSINESS PARK

DEVELOPED BY: SILAGI DEVELOPMENT & MANAGEMENT, INC. // 1.805.402.4515

SDM

LOZANO'S CREATIVE CABINETS

www.Lozanoscreativecabinets.com
(909) 223-3208
2220 Eastridge Ave, Ste S-T
Riverside, CA 92507

September 30, 2020

Attn: March Joint Power Authority
14205 Meridian Parkway, Suite 140, Riverside, CA 92518

Re: Project Application for MS Van Buren II Business Park, Building 9, 21760 Van Buren Blvd., Ste 105 & 106, Riverside CA – Lozanos Creative Cabinets

Business Description & Use:
Lozano's Creative Cabinets Description & Use is consistent and encompasses Manufacturing – Custom definition as outlined in March JPA Mix Use zoning guidelines. More specifically, Lozano Creative Cabinets will warehouse, storage, distribution and custom manufacture, fabricate and assemble ready to use semi-finished products and materials related to the cabinet industry for use and sale of custom made to order cabinets to direct customer/wholesale and future e-commerce use including on-site display/showroom of completed products. Hours of operations could consist up to 7 days a week and up to 10 to 12 hours a day. Machine systems to include individual dust collectors which include self-contained air filter system to reduce dust particles and odors. The Landlord will also upgrade insulation within demising wall between suites 104 & 105 to help reduce noise levels. In addition, Tenant will position machine equipment in suite 106 along the east perimeter concrete wall. There are no tenants beyond the east concrete wall. See attached floor plan and equipment layout (forthcoming).

Premises:
21760 Van Buren Blvd, Building 9, Suite 105 & 106 totaling 6,288 square feet. Suites 105 & 106 are part of a larger building consisting of 19,661 square feet and part of master plan development consisting of 160,593 square feet.

# of Employee's:
2 total, Lucy & Fernando

Hour of Operation:
Mon – Fri, 7am to 7pm

Regards,

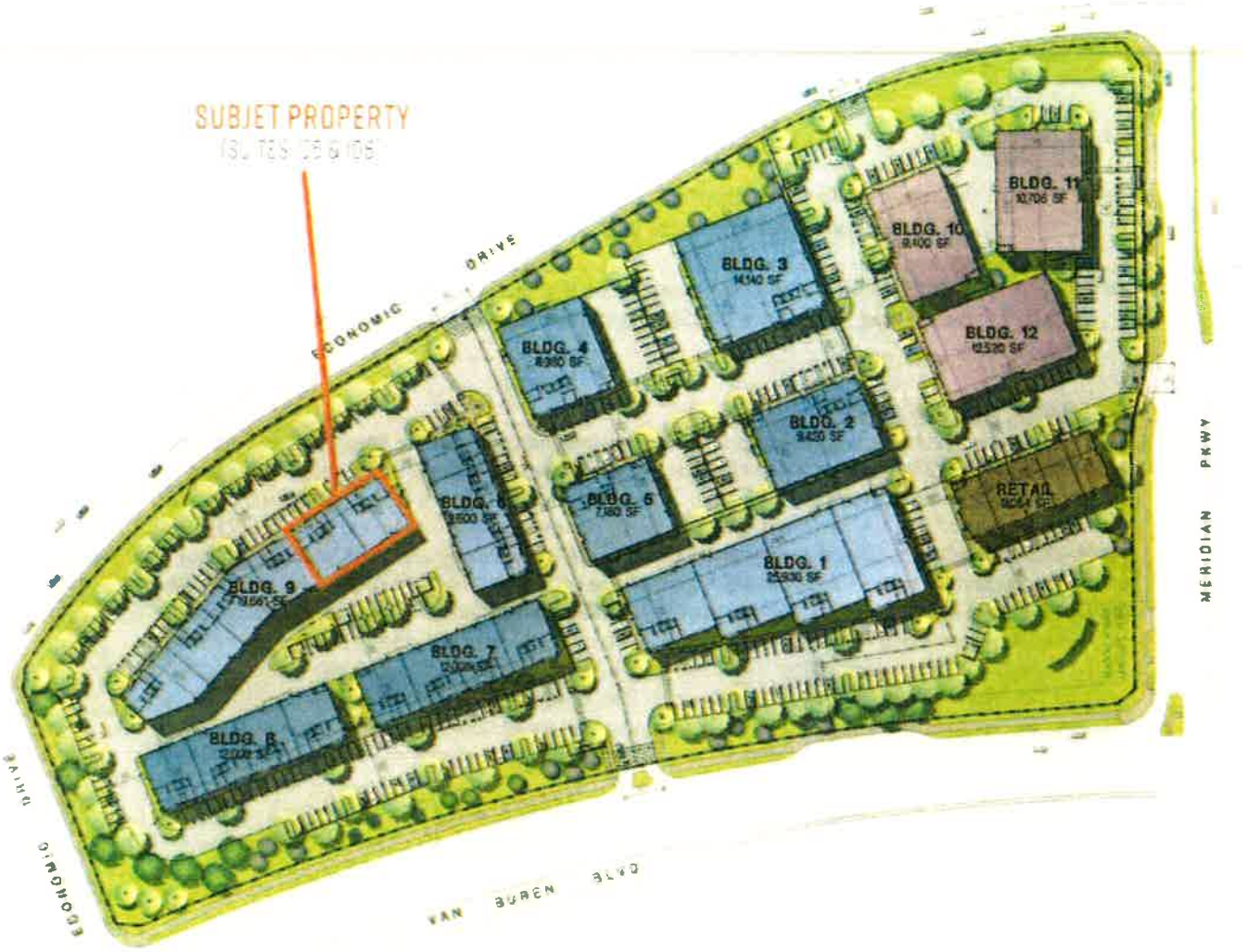
Lucy Rivera
Lozanos Creative Cabinets

MASTER SITE PLAN:

MS VAN BUREN II
BUSINESS PARK

DEVELOPED BY: SILAGI DEVELOPMENT & MANAGEMENT, INC. // 1.805.402.4515

SDM



HPA

EQUIPTMENT LAYOUT:

MS VAN BUREN II BUSINESS PARK

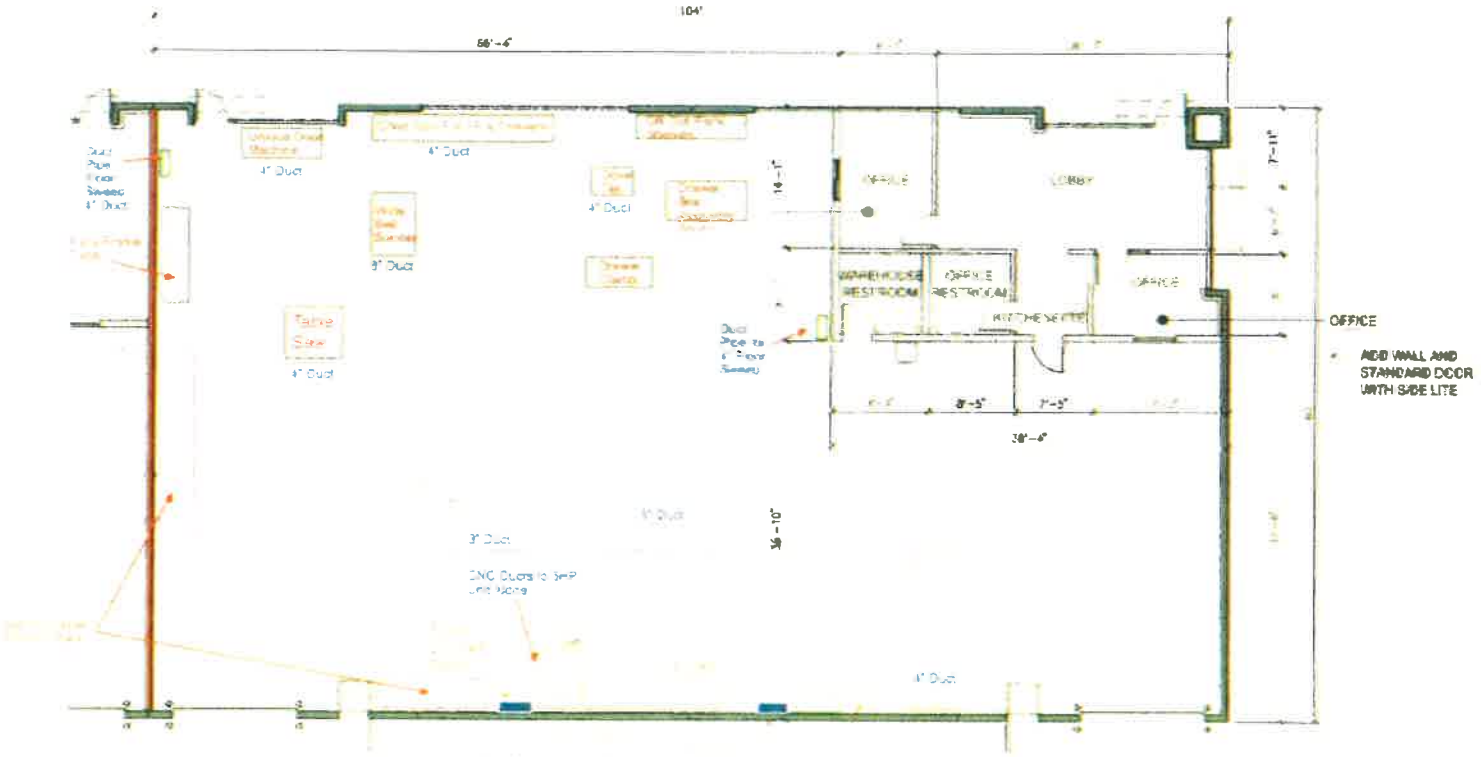
DEVELOPED BY: SILADI DEVELOPMENT & MANAGEMENT, INC. // 1.805.402.4515

SDM

SUITE 105 AND 106 NOTES

TENANT: LOZANO CUSTOM CABINETS

- ADD DEMISING WALL
- ADD NEW 200 AMPS 208/120 VOLTS SERVICE
- ADD STANDARD WAREHOUSE LIGHTS



TABULATION COVER:

MS VAN BUREN II

BUILDING 9

SPECULATIVE SHELL AND OFFICE

RIVERSIDE, CALIFORNIA

PROJECT DATA

SHEET INDEX

PROJECT REPRESENTATIVES

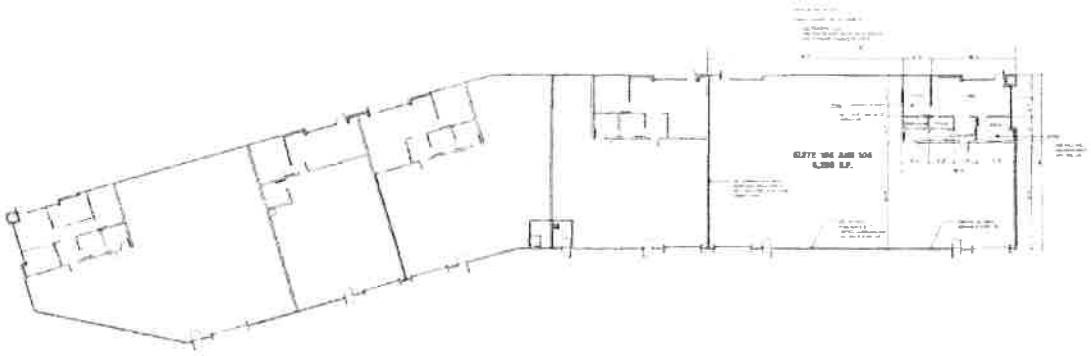
CODE SUMMARY

VICINITY MAP

PLUMBING FIXTURE CALCULATION

9-A0.1

FLOOR PLAN EXHIBIT:



TOTAL BUILDING AREA: 19,981 S.F.

OVERALL FLOOR PLAN

SITE PLAN EXHIBIT:



Owner

Project
NS VAN BUREN II

Consultants

9-A1.1

Conditions of Approval
Lozanos Creative Cabinets
Conditional Use Permit 20-05

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. Description. Planning Application Conditional Use Permit No. 20-05 for Lozanos Creative Cabinets is a Conditional Use Permit that allows for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suite 105 and 106, subject to these conditions of approval as described herein.

2. Indemnification. Applicant/developer shall indemnify, defend, and hold harmless the March JPA and its elected Council and, employees, volunteers, contractors, consultants, and agents from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either the March JPA's approval of the Project or actions related to the Property or the acts, omissions, or operations of the applicant/developer and its directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the applicant/developer with respect to the ownership, planning, design, construction, and maintenance of the Project and the Property for which the Project is being approved. In addition to the above, within 15 days of this approval, the developer/applicant shall enter into an indemnification agreement with the March JPA. The indemnification agreement shall be substantially the same as the form agreement currently on file with the March JPA.

3. Definitions. The words identified in the following list that appear in all capitals in the attached Conditions of Approval for Conditional Use Permit No. 20-05 shall be henceforth defined as follows: APPROVED EXHIBIT A = Site Plan and Floor Plan dated October 2, 2020.

4. Ninety (90) Days to Protest. The applicant has ninety (90) days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

5. Comply with Specific Plan. The development of these premises shall comply with the standards of the North Campus of the Meridian Specific Plan (SP-5, A5) and all other applicable ordinances of the March JPA and State and Federal codes. The development of

the premises shall conform substantially with that as shown on APPROVED EXHIBIT A 12 (Site Plan and Floor Plan for 21780 Van Buren Boulevard, Suites 105 and 106, unless otherwise amended by these Conditions of Approval.

6. Compliance with Plot Plan Plot Plan 17-05, Amendment #1. The general site development standards as well as the site design, layout, location, setbacks, landscaping, walls, and other features for the MS Van Buren II project shall be in substantial conformance with those approved for Plot Plan 17-05, dated September 12, 2018.

7. All business activities shall be limited to the interior of the building. Long-term outside storage of finished products or equipment shall be prohibited, and out-door activities are limited to deliveries associated with the business, and parking of passenger vehicles associated with the business.

8. All business activities shall be in compliance with the approved Floor Plan, dated October 2, 2020.

9. Prior to the operation of any business activities, the applicant or owner shall apply for a Building Permit for Tenant Improvements to the interior of the building and shall be in substantial conformance to the approved floor plans. Any deviation from the approved floor plan shall require an amendment to the Conditional Use Permit, will require additional approvals by the March Joint Powers Commission.

10. Any physical expansion of the business operations shall first require a new Conditional Use Permit. Physical expansion includes any increase in size of the floor plan, expansion into adjacent suites, etc.

11. Hours of Operation shall be limited to those as described in the User Description provided to the March JPA, dated October 2, 2020. The anticipated hours of operations are from approximately 7:00 AM to 7:00 PM (12 hours anticipated), seven days a week. Exceptions shall apply when business hours need to be expanded, from time to time, on a limited basis. If hours of operation are expended significantly beyond those noted in the User Description, then a new or amended Conditional Use Permit shall be necessary.

12. Complaints from adjacent businesses or residence regarding excessive noise, dust, odors, lighting, etc, may result in a Revocation of the Conditional Use Permit per Section 9.02.260 of the March JPA Development Code.

13. Ceased Operations. In the event the use hereby permitted ceases operation for a period of one (1) year or more, excluding renovation and casualty, this approval shall become null and void.

14. Rooftop equipment. The installation of rooftop equipment shall require a Building Permit issued by the March JPA Building Department. Rooftop equipment shall not exceed the height of the parapet roof or shall not be visible from any adjacent public street or the Business Park parking lot, or additional screening maybe required if the rooftop equipment cannot meet this requirement. Screening must first be approved by the March JPA Planning Staff prior to installation.

15. Subsequent Submittals and Fees. Any subsequent submittals required by these conditions of approval, including but not limited to building plans, tenant improvements, etc., shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with. Prior to Building Permit Issuance.

16. Security Systems. Prior to the issuance of a building permit, the applicant shall prepare a security plan for the site. Pursuant to recommendations from the Riverside County Sheriff's Department, in addition to the common burglary/security alarm system, the applicant shall also install exterior cameras to monitor all parking stalls surrounding the exterior of this store. These cameras shall be attached to the proposed light poles in the parking lot and/or the exterior of the building itself. Security cameras shall be installed in the interior of this business that records the shopping aisles as well as the counters and cash registers. The interior and exterior cameras shall be equipped with recording capabilities allowing it to save a minimum of four months of recording time. Prior to Final Occupancy

17. Security System Inspection. The Riverside County Sheriff Department and/or Planning Division of the March JPA shall verify that the security system has been installed in compliance with the Riverside County Sheriff Department's requirements prior to final occupancy.

MARCH JOINT POWERS AUTHORITY

NOTICE OF EXEMPTION

TO: ☐	Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Public Agency/Lead Agency: March Joint Powers Authority Contact: Mathew W. Evans Phone: (951) 656-7000
☒	Clerk of the Board of Supervisors or County Clerk County of:	Address	14205 Meridian Parkway, Suite 140, Riverside, CA 92518

1.	Project Title:	Conditional Use Permit (CUP) 20-05
2.	Project Applicant:	MS Van Buren II on behalf of Lozanos Creative Cabinets
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	21760 Van Buren Boulevard, Suite 105 and 106, Riverside, California 92518
4.	(a) Project Location – City	(b) Project Location – County: Unincorporated Riverside County
5	Description of nature, purpose, and beneficiaries of Project:	Conditional Use Permit (CUP) 20-05 allows for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suite 105 and 106, subject to conditions of approval, for Lozanos Custom Cabinets.
6.	Name of Public Agency approving project:	March Joint Powers Authority
7	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	MS Van Buren II 16130 Ventura Boulevard, Suite 510 Ventura, California 94136
8.	Exempt status: (check one)	
	(a) ☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b) ☒ Not a project.	
	(c) ☐ Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))

	(d)	☐	Categorical Exemption. State type and section number:	State CEQA Guidelines Section 15061 (b)(3).
	(e)	☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
	(f)	☐	Statutory Exemption. State Code section number:	
	(g)	☐	Other. Explanation:	
9.	Reason why project was exempt:			On September 12, 2018, the March Joint Powers Commission considered and adopted Resolution #JPA 18-18 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069) for the MS Van Buren II Project (Plot Plan 17-05 and Conditional Use Permits 17-08 through 17-16), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guideline. The anticipated environmental impacts of the proposed Custom Manufacturing Use (cabinet shop) are consistent with the analysis contained in the previous analysis as the Custom Manufacturing Use was a use analyzed in the original CEQA Document and the addendum thereto. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.
10.	Lead Agency Contact Person:			Mathew W. Evans, Planning Director
	Telephone:			951-656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.			
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐			
13.	Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒ If yes, the date of the public hearing was: _____			

Signature: _____ Date: 10-28-2020 Title: Planning Director

Name:

☐ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

TABULATION COVER:

MS VAN BUREN II

BUILDING 9

SPECULATIVE SHELL AND OFFICE

WIND SPEED DESIGN CRITERIA:

WIND SPEED - 110 M.P.H. (3-SEC. GUST)
WIND EXPOSURE - C

ALL DESIGN SHOULD MEET WIND SPEED DESIGN CRITERIA ABOVE.

RIVERSIDE, CALIFORNIA

DEFERRED SUBMITTAL:

-FIRE SPRINKLER SYSTEMS
-FIRE ALARM
-HIGH PILE STORAGE
-PRIVATE FIRE SERVICE MAIN PLAN

SEPARATE SUBMITTAL:

-OFF SITE WATER PLAN

BUILDING & PLANNING DEPT.

PLAN CHECK NO. TBD

OWNER / APPLICANT :

SILAGI DEVELOPMENT
101 HODENCAMP ROAD
THOUSAND OAKS, CA 91360
TEL: 805-402-4515
CONTACT: MOSHE SILAGI

APPLICANT'S REPRESENTATIVE :

HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (949) 862-2138
FAX: (949) 863-0851
CONTACT: MATTHEW LEE

ASSESSOR'S PARCEL NO. :

294-050-053 THROUGH -056, 294-050-065 THROUGH -068

ZONING :

SP-5 (MARCH BUSINESS CENTER SPECIFIC PLAN) MIXED USE

BUILDING ADDRESS :

21760 VAN BUREN BOULEVARD
RIVERSIDE, CA 92056

LEGAL DESCRIPTION :

PARCELS 8-11 OF TRACT 30857-4 MB 435/6-14

TABULATION:

	BLDG 5	BLDG 7	BLDG 8	BLDG 9	TOTAL
SITE AREA					
BUILDING AREA					
OFFICE	3,196	3,200	3,200	4,796	
WAREHOUSE	6,464	8,900	8,900	14,865	
RESTROOM				417	
BREAK				417	
TOTAL	9,660	12,100	12,100	20,495	
COVERAGE					
CLEAR HEIGHT	30'	30'	30'	30'	
BUILDING HEIGHT	34'	34'	34'	34'	
AUTO PARKING REQUIRED					
OFFICE 1/300 S.F.	10	10	10	15	45 stalls
WHSE 1/1000 S.F.	7	9	9	15	40 stalls
RESTAURANT 1/75 S.F.					stalls
BREAK 1/300 S.F.					stalls
TOTAL	17	19	19	30	85 stalls
AUTO PARKING PROVIDED					
STANDARD (9' X 18')	24	26	26	72	148 stalls
ACCESSIBLE VAN (12' X 18')	1	1	1	1	4 stalls
ACCESSIBLE VAN (11' X 18')	1	1	1	1	4 stalls
ACCESSIBLE (9' X 18')					1 stalls
STANDARD (9' X 18')	1	1	1	1	4 stalls
CLEAN AIR / VANPOOL (9' X 18')	1	1	1	1	4 stalls
TOTAL	28	31	30	101	290 stalls
PARKING RATIO per 1,000 S.F.	2.9	2.6	2.5	4.9	3.4
ZONING ORDINANCE FOR CITY					
ZONING DESIGNATION - MIXED USE (MU)					
MAXIMUM BUILDING HEIGHT ALLOWED					
HEIGHT - 50' TO INCLUDE ADDITIONAL REQUIREMENTS PER SECTION 19.54					
SETBACK					
FRONT 25'	REAR SETBACK - 0'				
SIDE/SIDE YARD 15'	REAR YARD - 10'				
MAXIMUM FLOOR AREA RATIO					
FAR - 35					
LANDSCAPE REQUIREMENT					
PERCENTAGE - 20%					
LANDSCAPE PROVIDED					
PERCENTAGE -					22.9%
S.F.					99,816 S.F.

PROJECT DATA

ARCHITECTURAL

A0.1	TITLE SHEET
A0.2.0	GENERAL NOTES
A0.2.1	GENERAL NOTES
A0.3.0	ADA ACCESS NOTES
A0.3.1	ADA ACCESS NOTES
A0.4.1-0.4.4	CONDITIONS OF APPROVAL
A0.8.1	CAL GREEN
A0.8.2	SOLAR FORM

CIVIL •REFERENCE ONLY

1	TITLE SHEET
2-6	PRECISE GRADING PLAN
7	DETAILS
8	EROSION CONTROL PLAN
9	SECTIONS

ARCHITECTURAL

A1.0	MASTER SITE PLAN
A1.0A	FENCING/STRIPPING SITE PLAN
A1.0F	MASTER SITE PLAN
A1.1	OVERALL SITE PLAN
A1.2	ENLARGED SITE PLAN
A1.3	ENLARGED SITE PLAN
A1.3A	SITE SECTIONS
A1.4	TRASH ENCLOSURE
A2.0	EXITING PLAN
A2.1	FLOOR PLAN AND ROOF PLAN
A2.2	ENLARGED FLOOR PLAN
A2.3	REFLECTED CEILING PLAN
A2.4	ENLARGED RESTROOM
A2.10	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A4.3	WALL SECTIONS
A5.1	DOOR AND FINISH SCHEDULE
A5.2	RESTROOM ELEVATIONS
A0.1	DETAILS
A0.2	DETAILS
A0.3	DETAILS
A0.4	DETAILS
A0.5	DETAILS
A0.6	DETAILS
A0.7	DETAILS
A0.8	DETAILS
A0.9	DETAILS
A0.10	DETAILS
A0.11	DETAILS
A0.12	DETAILS

STRUCTURAL

S-1.1	FOUNDATION PLAN
S-2.1	ROOF FRAMING PLAN
S-3.1	ROOF NAILING DIAGRAM & GIRDER & BAR JOIST SCHEDULE
S-4.1~S4.3	PANEL ELEVATIONS
S4.4	TRASH ENCLOSURE
S-5.1	ENTRY CANOPY DETAILS
SD-0.0	GENERAL NOTES
SD-0.1	GENERAL NOTES
SD-0.2	GENERAL NOTES
SD-1~SD-10	DETAILS

MECHANICAL

M1.0	MECHANICAL NOTING PLAN
M1.1	MECHANICAL TITLE 24 PLAN
M2.0	MECHANICAL DETAILS
M3.0	ENLARGED FLOOR PLAN
M4.0	OVERALL ROOF PLAN

ELECTRICAL

E-0.0	SYMBOLS AND DETAILS
E-0.1	OVERALL SITE PLAN
E-0.1A	SITE POWER PLAN
E-0.2	SITE LIGHTING PLAN
E-0.3	OVERALL SITE LIGHTING PHOTOMETRIC STUDY PLAN
E-0.4	OFFICE POWER
E-0.5	OFFICE ROOF PLAN
E-0.6	OFFICE LIGHTING PLAN
E-0.7	OFFICE LIGHTING EM PATH OF EGRESS PLAN
E-0.8	SINGLE LINE DIAGRAM & ENLARGED ELECTRICAL ROOM
E-0.9	PANEL SCHEDULES & EMCS DIAGRAM
E-0.9A	PANEL SCHEDULES
E-10	ELEVATION PLAN
E-11	EXTERIOR TITLE 24 CALCS
E-12	INTERIOR TITLE 24 CALCS
E-13	POWER DISTRIBUTION FORMS

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P0.1	NOTES & DETAILS
P1.1	PLUMBING SITE PLAN
P2.1	OVERALL PLUMBING PLAN
P3.1	ENLARGED PLUMBING PLAN WASTE & VENTS
P4.1	ENLARGED PLUMBING PLAN DOMESTIC WATER

SHEET INDEX

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

LICENSED ARCHITECT — MICHAEL P. MATTHEW — C-22270 — 08-31-21 RENEWAL DATE — STATE OF CALIFORNIA

Owner:

SDM

101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS VAN BUREN II

BUILDING 9

21760 Van Buren Blvd.
Riverside, CA

Consultants:

Civil	SDH INC.
Structural	HSA & ASSOCIATES INC.
Mechanical	BLAKE
Plumbing	CRAIG MECH
Electrical	VAL ELECTRICAL
Landscape	HUNTER LANDSCAPE
Fire Protection	GUFP
Soils Engineer	NORCAL

Title: COVER SHEET

Project Number: 16488
Drawn by: ZR
Date: 02/15/19
Revision:

Sheet:

9-A0.1

OWNER :

MS ALESSANDRO LLC
C/O SILAGI DEVELOPMENT
101 HODENCAMP ROAD
THOUSAND OAKS, CA 91360
TEL: 805-402-4515
CONTACT: MOSHE SILAGI

STRUCTURAL :

HSA & ASSOCIATES
16700 VALLEY VIEW AVE STE 220
LA MIRADA, CA 90638
PHONE: 714-522-0030
CONTACT: DARIN FONG

MECHANICAL :

BLAKE AIR CONDITIONING & SERVICES
1175 N. OSPREY CR.
ANAHEIM CA 92807
PHONE: 714-630-6412
FAX: 714-630-6025
CONTACT: RANDY BLAKE

ARCHITECT :

HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (949) 862-2138
FAX: (949) 863-0851
CONTACT: MATTHEW LEE

PLUMBING :

CRAIG MECHANICAL, INC.
6770-A CENTRAL AVE.
RIVERSIDE, CA 92504
PHONE: 951-352-7940
CONTACT: FRANK CRAIG

LANDSCAPE :

HUNTER LANDSCAPE
711 S. FEE ANA ST.
PLACENTIA, CA 92870
PHONE: (714) 986-2400
CONTACT: TOM HAYES

TENANT :

TBD

ELECTRICAL :

VAL ELECTRIC INC.
1261 E. FRANCIS
ONTARIO, CA 91761
PHONE: 909-923-0070
FAX: 909-923-0858
CONTACT: MICHAI DENGCHAMLOEN

SOILS ENGINEER :

NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
PHONE : 562-799-9469
FAX : 562-799-9459
CONTACT : KEITH TUCKER

CONTRACTOR :

RM DALTON CORPORATION
1400 BRISTOL STREET STE 120
NEWPORT BEACH, CA 92660
PHONE: 949-476-6828
CONTACT: LARRY WARES

CIVIL :

SDH ASSOCIATES
5225 CANYON CREST DR.
RIVERSIDE, CA 92507
PHONE: (951) 683-3691
CONTACT: STEVE SOMMERS

FIRE PROTECTION :

GENERAL UNDERGROUND FIRE PROTECTION
701 WEST GROVE AVE.
ORANGE, CA 92835
PHONE : 714-635-8646
FAX : 714-632-0579
CONTACT : JOSH HUBER

PROJECT REPRESENTATIVES

CODE ANALYSIS :

2016 CALIFORNIA BUILDING CODE

CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY:	S-1/B
OCCUPANCY SEPARATION:	NONE
CONSTRUCTION TYPE:	III-B
ALLOWABLE STORIES PER TABLE 504.4	2 STORY
NUMBER OF STORIES PROVIDED:	1 STORY
BLDG. HEIGHT ALLOWED PER CBC 503	55'
AUTOMATIC FIRE SPRINKLER	YES (ESFR)
ALLOWABLE HEIGHT W/ AUTOMATIC SPRINKLER	75' (CBC 504.2)
ACTUAL PARAPET	22' TO 27'-6"
ACTUAL AREA	19,661 SF
ACTUAL AREA (BASIC)	S-1 = 17,500 SF B = 19,000 SF
ACTUAL AREA INCREASED ALLOWABLE	AREA DETERMINAION PER CBC 506.2 SEE AREA JUSTIFICATION
OCCUPANT LOAD:	
OFFICE (4,796 SF @ 100 SF)	47
WAREHOUSE (14,865 SF @ 500 SF)	29
TOTAL OCCUPANT LOAD	76

AREA JUSTIFICATION :

CBC 506.2.2 MIXED-OCCUPANCY, ONE STORY BUILDING

BUILDING AREA INCREASE PER CBC 506.2.2
BASIC ALLOWABLE At = 70,000 SF
Aa = At + [NS x If]
Aa = 70,000 + [17,500 x 0]

Aa = 70,000 S.F. ALLOWABLE
BUILDING AREA PROVIDED 19,661 S.F. < 70,000 S.F.

CAL GREEN STANDARDS :

CAL GREEN 5.106.4 BICYCLE PARKING

COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2

5.106.4.1.1 SHORT-TERM BICYCLE PARKING
PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS FOR 5 PERCENT OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACE BEING ADDED WITH A MIN. OF ONE TWO-BIKE CAPACITY RACK.
NO DESIGNATED VISITOR PARKING SPACE.
1 TWO-BIKE CAPACITY RACKS PROVIDED OUTSIDE.

5.106.4.1.2 LONG-TERM BICYCLE PARKING
PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT VEHICULAR PARKING SPACES BEING ADDED.
5% OF 98 PARKING SPACES = 5 BICYCLE PARKING
1 BICYCLE PARKING REQUIRED.
2 THREE-BIKE CAPACITY RACKS
PROVIDED INSIDE OF BLDG.

8 BICYCLE PARKING SPACES PROVIDED.

CAL GREEN 5.106.5.2 DESIGNATED PARKING

IN NEW PROJECTS OR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE VEHICULAR PARKING SPACES, PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES.

PER TABLE 5.106.5.2
76-100 TOTAL PARKING SPACES, 1 TO BE FUEL-EFFICIENT AND CARPOOL/VAN POOL DESIGNATED.

98 PARKING SPACE PROVIDED.
TOTAL OF 8 SPACES REQUIRED.

8 SPACES PROVIDED. SEE SITE PLAN FOR LOCATIONS.

PER TABLE 5.106.5.3.3
76-100 TOTAL PARKING SPACES, 1 TO BE EV CHARGING DESIGNATED.

98 PARKING SPACE PROVIDED.
TOTAL OF 5 SPACES REQUIRED.

5 SPACES PROVIDED. SEE SITE PLAN FOR LOCATIONS.

GOVERNING CODE :

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS

CODE SUMMARY



VICINITY MAP

2016 CALIFORNIA PLUMBING CODE, TABLE 422.1

OFFICE OR PUBLIC BUILDINGS - FOR EMPLOYEE USE ONLY
OCCUPANT LOAD FACTOR : 200 SF/PERSON PER DSA-SS & DSA-SS/CC

	SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106
ACTUAL OFFICE AREA :	800 SF	799 SF	799 SF	799 SF	799 SF	800 SF
ACTUAL OCCUPANT LOAD :	4 PERSON	4 PERSON	4 PERSON	4 PERSON	4 PERSON	4 PERSON

PER CPC 422.2 EXCEPTION 2, 1 UNISEX RESTROOM WILL BE DESIGNATED FOR OFFICE. UNISEX RESTROOM WILL BE DESIGNED PER CBC 11B-213.2.1 WHICH WILL BE ADA ACCESSIBLE.

WAREHOUSE AREA
OCCUPANT LOAD FACTOR : 5,000 SF/PERSON PER DSA-SS & DSA-SS/CC

	SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106
ACTUAL WAREHOUSE AREA :	2,784 SF	2,789 SF	2,730 SF	2,321 SF	2,321 SF	2,320 SF
ACTUAL OCCUPANT LOAD :	1 PERSON	1 PERSON	1 PERSON	1 PERSON	1 PERSON	1 PERSON

PER CPC 422.2 EXCEPTION 2, 1 UNISEX RESTROOM WILL BE DESIGNATED FOR OFFICE. UNISEX RESTROOM WILL BE DESIGNED PER CBC 11B-213.2.1 WHICH WILL BE ADA ACCESSIBLE.

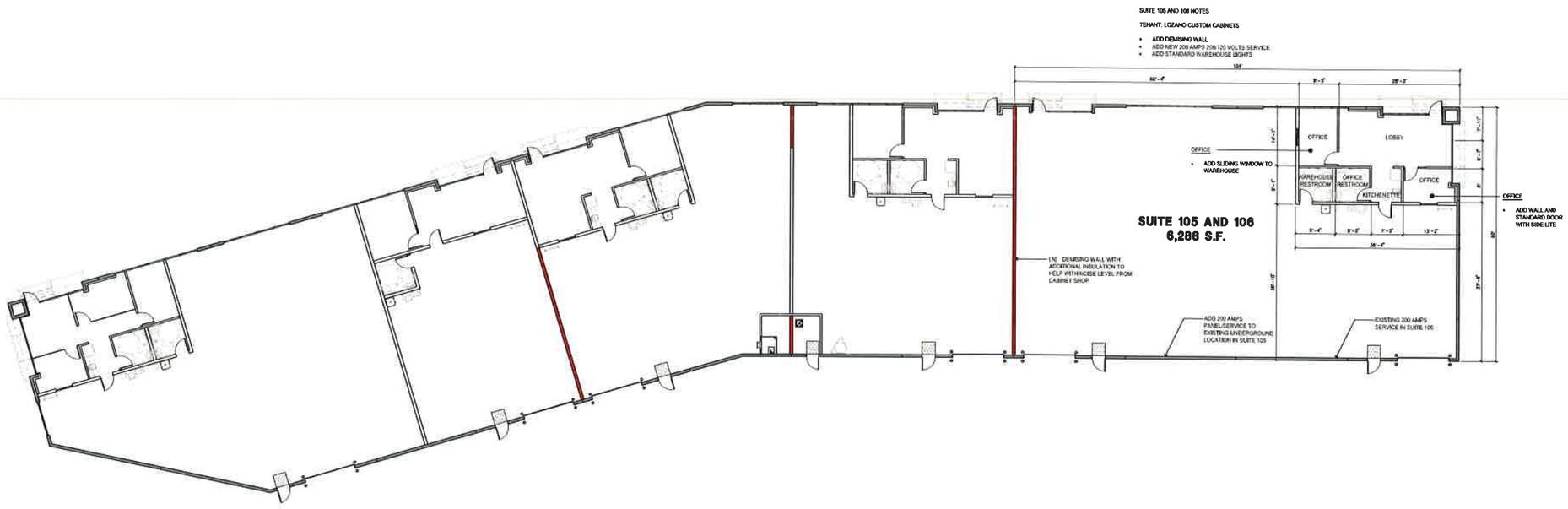
EACH SUITE 2 DRINKING FOUNTAIN HAS BEEN PROVIDED, 1 WATER HEATER HAS BEEN PROVIDED, 1 SERVICE SINK OR LAUNDRY TRAY HAS BEEN PROVIDED PER TABLE 422.1 REQUIREMENTS.

SEE A2.2 FOR LOCATIONS OF RESTROOMS AND FIXTURE COUNTS.

PLUMBING FIXTURE CALCULATION

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

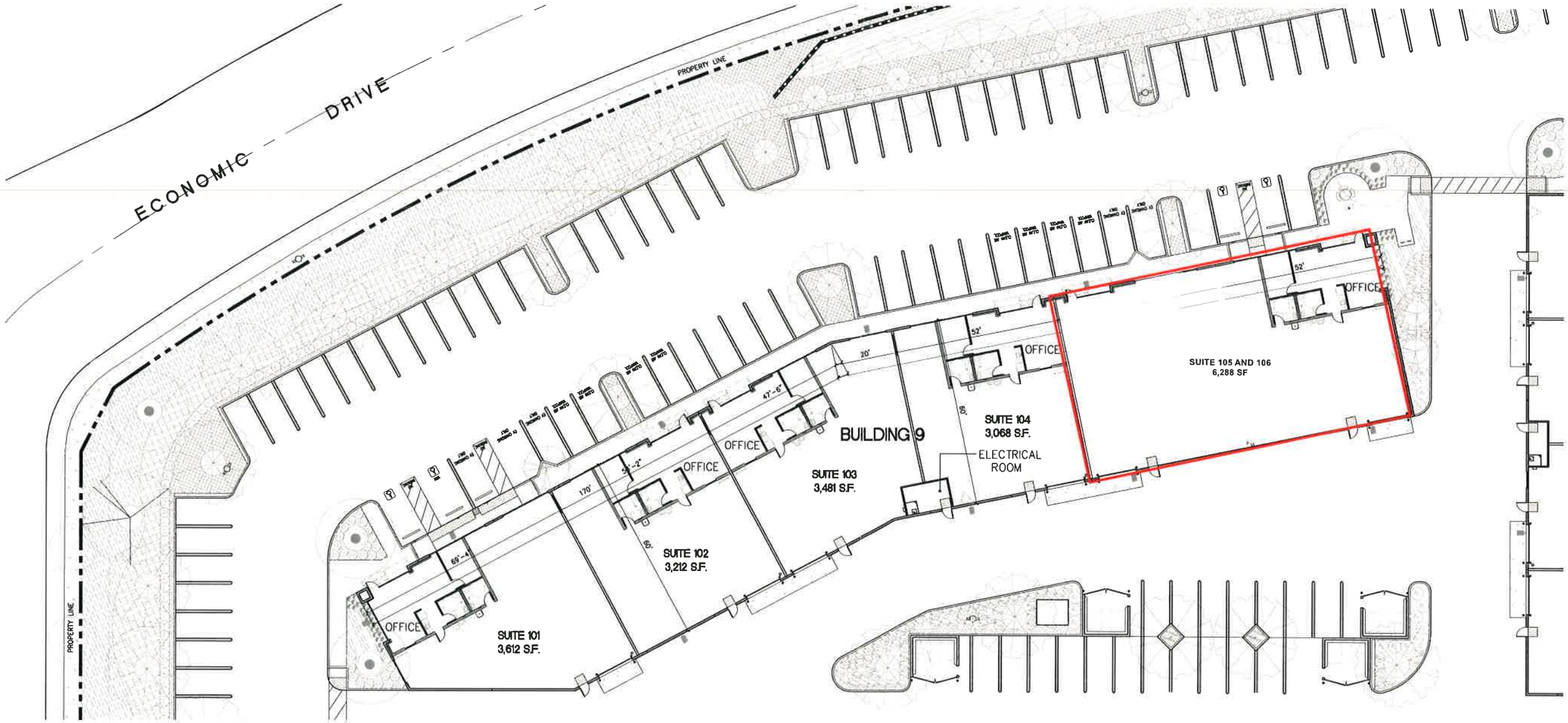
FLOOR PLAN EXHIBIT:



TOTAL BUILDING AREA: 19,661 S.F.

OVERALL FLOOR PLAN

SITE PLAN EXHIBIT:



OVERALL SITE PLAN (A) scale:1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

0 16' 32' 48'

TRUE NORTH

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

LICENSED ARCHITECT MICHAEL P. MCCUE C-22276 08-31-21 RENEWAL DATE STATE OF CALIFORNIA

Owner:

101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS VAN BUREN II

BUILDING 9

21760 Van Buren Blvd.
Riverside, CA

Consultants:

Civil	SDH INC.
Structural	HSA & ASSOCIATES INC.
Mechanical	BLAKE
Plumbing	CRAIG MECH
Electrical	VAL ELECTRICAL
Landscape	HUNTER LANDSCAPE
Fire Protection	GUFP
Soils Engineer	NORCAL

Title: Overall Site Plan

Project Number: 16488
Drawn by: ZR
Date: 02/15/19
Revision:

Sheet:
9-A1.1

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 9a

Meeting Date: October 28, 2020

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO LOZANO'S CREATIVE CABINETS: 1) ADOPT RESOLUTION #JPA 20-24, APPROVING CONDITIONAL USE PERMIT (CUP 20-05), TO ALLOW A CUSTOM MANUFACTURING USE WITHIN THE MIXED-USE (MU) ZONE DESIGNATION, AT AN EXISTING BUILDING LOCATED AT 21760 VAN BUREN BOULEVARD, SUITE 105 & 106, SUBJECT TO CONDITIONS OF APPROVAL; AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JOINT POWERS AUTHORITY LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution #JPA 20-24, approving Conditional Use Permit (CUP 20-05) to allow for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suite 105 and 106, subject to conditions of approval; and

2) Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

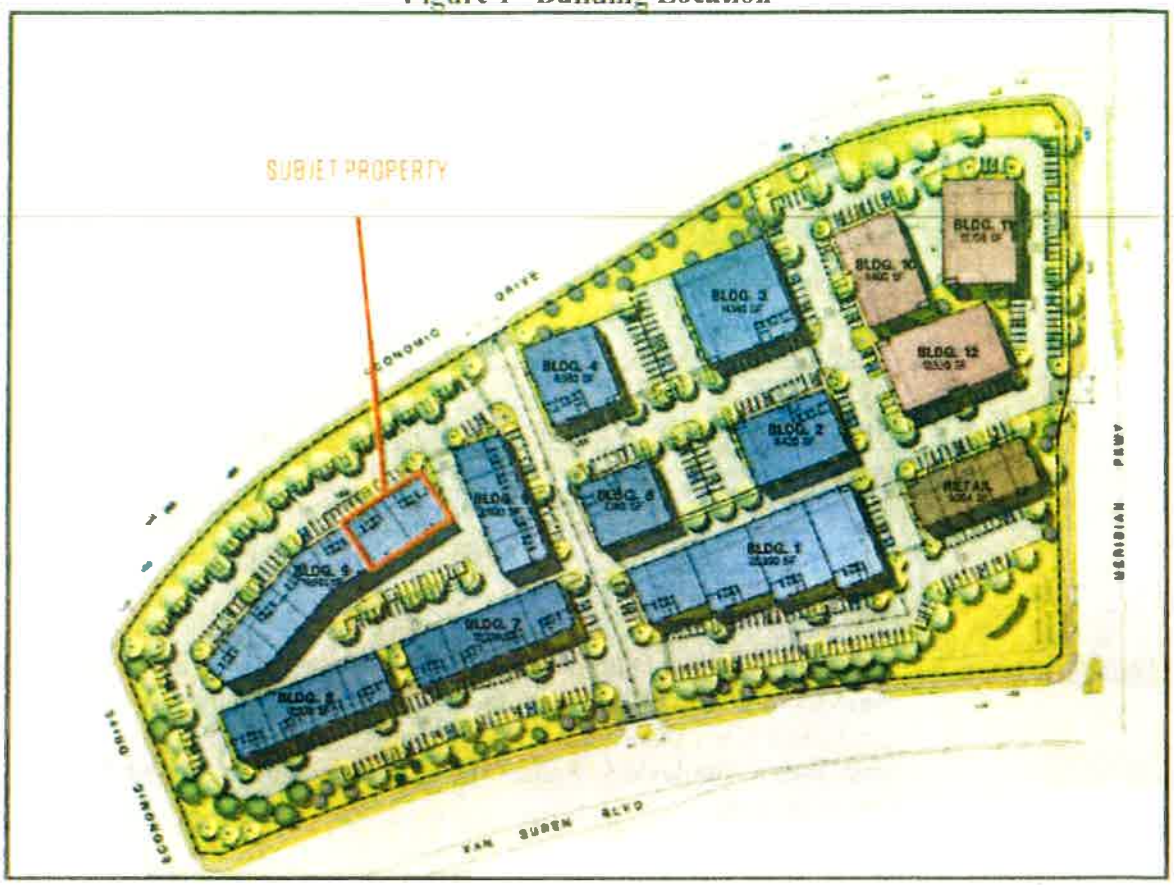
Applicant: MS Van Buren II on behalf of Lozano's Creative Cabinets.

Background:

On September 12, 2018, the March Joint Powers Commission approved the MS Van Buren II – Development B project for the development of eleven (11) speculative buildings on 13.60-acres in the southerly portion of the Meridian North Campus Specific Plan (SP-5). Specifically, the project is located on the northwest corner of the Van Buren Boulevard and Meridian Parkway intersection and north of Riverside National Cemetery. The property was approved with two zone designations, including Mixed Use (MU) and Office (OF). As originally approved, the business park site and design lends itself to an array of complementary uses including office, commercial retail, business enterprise, research and development, and light and custom manufacturing. Building's 1 through 9 range in square footage from 7,180 SF to 27,398 SF and are designed to accommodate multiple tenants. The two-story office building

located near the southwest corner of Meridian Parkway and Economic Way was entitled for 32,628 SF with 16,314 SF on each floor. Site access for the business park is located off Van Buren Boulevard. Meridian Parkway and Economic Way. A subsequent Director's Determination of Substantial Conformance allowed the square footage for the two-story buildings to be dispersed throughout the site resulting in two additional buildings, for a total of 13 buildings with the overall same square footage as originally approved in the 2018 JPC approval (see Figure 1, Building Location below).

Figure 1 –Building Location



On December 11, 2019, the March Joint Powers Commission approved Specific Plan Amendment (SP 19-01) for amendment #5 to the Meridian North Campus Specific Plan (SP-5). This amendment approved the rezoning of Unit 4, Lot 9 and Unit 4, Lot 12 (which is under a separate Plot Plan – Plot Plan 17-04, Amendment #1) from the Office (OF) zoning designation to the Mixed Use (MU) zoning designation.

On July 22, 2020, the March Joint Powers Commission approved Tentative Parcel Map 20-03, a Condominium map for MS Van Buren II, allowing them to split the ownership of each building for condominium purposes for the entire business park.

Conditional Use Permit (CUP 20-05): MS Van Buren II on behalf of Lozano's Creative Cabinets is requesting a Conditional Use Permit to operate a "Custom Manufacturing" Use within the Mixed-Use (MU) Zone designation within the Meridian North Campus Specific Plan (SP-5). The recently constructed suite is located at 14205 Meridian Parkway, Suite 140. The applicant is proposing to locate a custom cabinet shop at this location, which falls under a

Conditional Use Permit within the Permitted and Conditional Uses allowed within the Specific Plan Land-use matrix. Custom Manufacturing, as defined within the Specific Plan (Meridian North Campus Specific Plan SP-5) reads as follows:

> *Manufacturing - Custom: Activities typically include manufacturing, processing, assembling, packaging, treatment, or fabrication of custom made products. These types of business establishments do not utilize raw materials for their finished products, but rather, may utilize semi-finished type of manufactured materials for their custom made-to-order products. The finished products from these business establishments are ready for use or consumption and may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: jewelry, household furniture, art objects, apparel products, small instruments (musical, electronic and photographic), stationary, signs, advertising displays, stained glass products, and leather products. Other uses may include the fabrication and assembly of cabinets, windows, wrought iron, tile, flooring, plumbing products, HVAC products and other home building materials. The uses do not produce odors, noise, and vibration or particulate that would adversely affect uses in the same structure or on the same site.*

Business Description and Use:

The project is located at 21760 Van Buren Blvd, Building 9, Suites 105 & 106 totaling 6,288 square feet. Suites 105 & 106 are part of a larger building consisting of 19,661 square feet and part of MS Van Buren II master development consisting of 160,593 square feet. Per the written description provided with the CUP application, Lozano's Creative Cabinets Description and Use is consistent and encompasses Manufacturing – Custom definition as outlined in March JPA Mixed-Use zoning guidelines per the Custom Manufacturing definition as noted above, and as determined by staff

Specifically, Lozano's Creative Cabinets is proposed to be a small storage warehouse including distribution, custom manufacturing and fabrication/assemble for "ready to use" semi-finished products and materials related to the cabinet industry for use and sale of custom made to order cabinets to direct customer/wholesale and future e-commerce use including on-site display/showroom of completed products. Additionally, the applicant anticipates that they will have no more than two (2) full time employees, and that the hours of operation will be Monday-Friday, 7 AM to 7 PM. Machine systems will include individual dust collectors which include self-contained air filter system to reduce dust particles and odors. The Landlord will also upgrade insulation within demising walls between suites 104 & 105 to help reduce noise levels. In addition, Tenant will position machine equipment in suite 106 along the east perimeter concrete wall. There are no tenants beyond the east concrete wall.

As a Condition of Approval for the project, staff is recommending that all business activities be limited to inside the building and no outside storage be permitted, with exception to loading and unloading of products and deliveries. Additionally, the Conditions of Approval for the operation will require a new Conditional Use Permit if the operation is physically expanded. The CUP will run with the building and tenant lease space addresses. (see Figure 2A, Site Plan Exhibit, and Figure 2B, Floor Plan below).

Figure 2A – Site Plan Exhibit

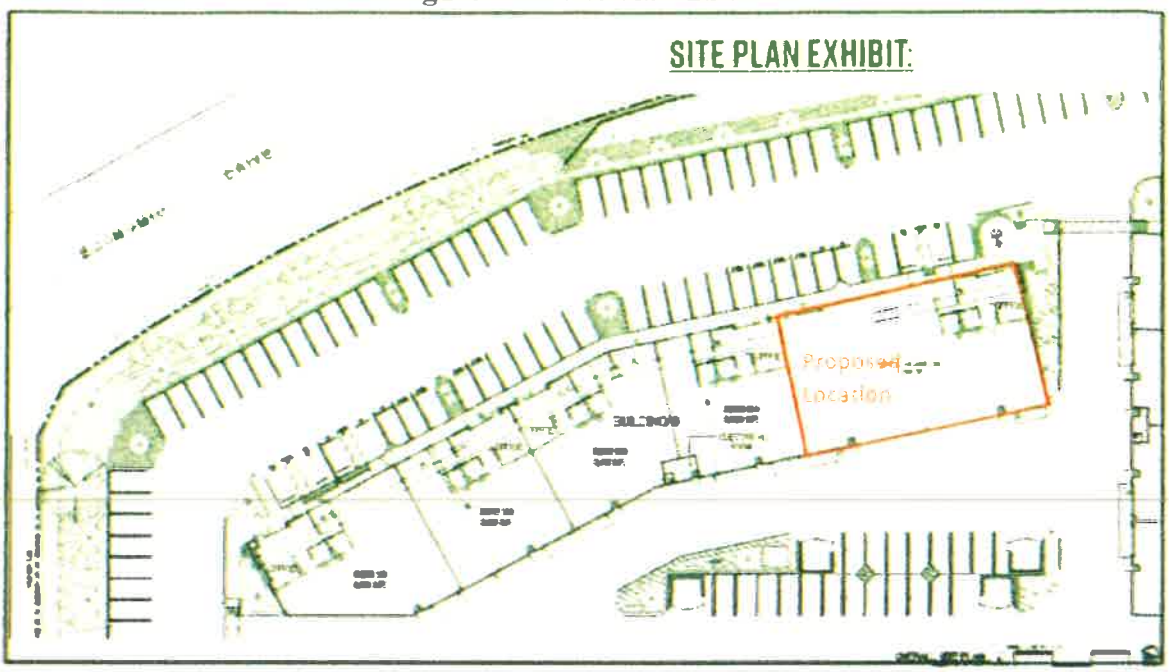
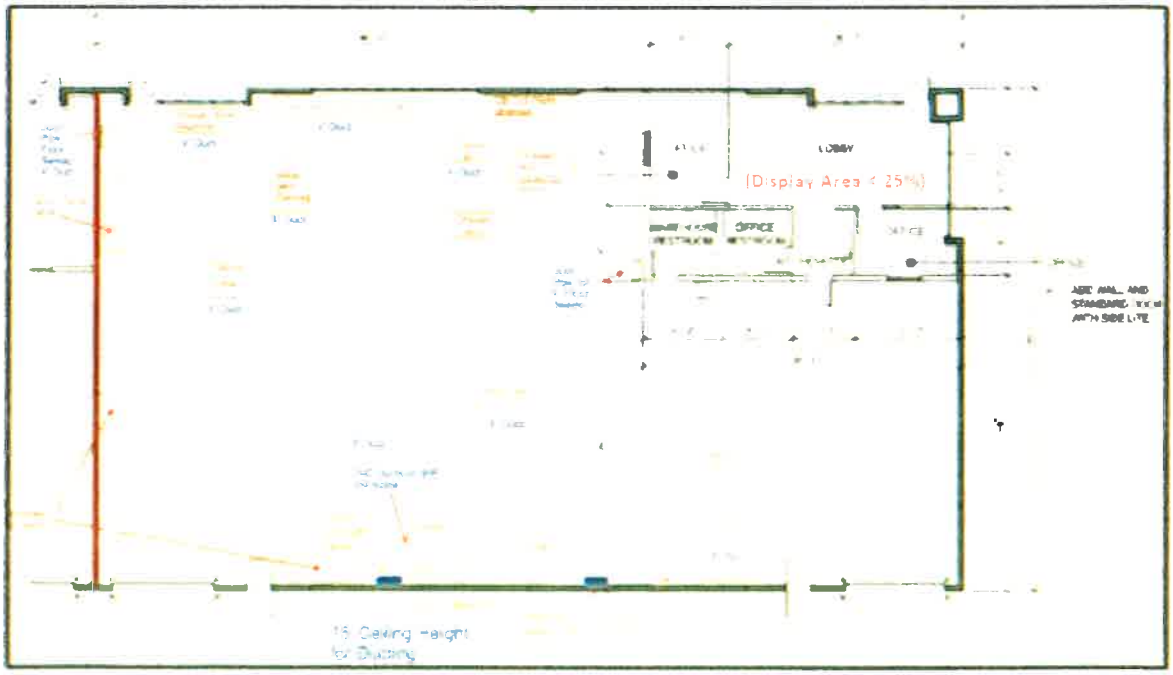


Figure 2B – Floor Plan



Surrounding Uses

When considering a Conditional Use Permit, it is important to understand the surrounding uses the business might potentially impact. Located directly north of the building is Economic Way, and beyond that is a recently constructed 120,000 SF (+/-) building intended for Business Enterprise and Light Manufacturing uses, located within the Business Park (BP) zone designation. Also, slightly to the northwest of the building, and across the street on Economic Way, is the "Least Bell's Vireo" bird habitat and conservation area (permanent open space).

Located to the south of the building is additional buildings within the same business park, also intended for mixed-use development, and beyond that is Van Buren Boulevard and Riverside National Cemetery. To the west of the building is the recently approved and currently under construction Economic Business Center, which is zoned for Business Park use. To the east of the site are additional buildings within the same business park, as well as Meridian Parkway. The project is located approximately 2,000 (+/-) feet from the nearest residential use (Orangecrest neighborhood, City of Riverside) and is not located near any sensitive receptors, such as schools, nursing homes, etc. (see Figure 3, Surrounding Uses below).

Figure 3 – Surrounding Uses



Required Findings

The March JPA Commission has the authority to grant Conditional Use Permits following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan* because the overall MS Van Buren II Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan (SP-5); and

2. *The proposed Project complies with all applicable zoning and other regulations* because the overall MS Van Buren II Project was previously found to comply with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. *The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity* because the proposed building use is consistent, as approved with the Mixed-Use zone designation as defined within the Specific Plan (SP-5) and shall be limited to 100 average people/acre and

250 people/single-acre since the Project is located in Airport Compatibility Zone C1 as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. *The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity* as the overall MS Van Buren II Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

California Environmental Quality Act (CEQA) Compliance:

On September 12, 2018, the March Joint Powers Commission considered and adopted Resolution #JPA 18-18 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069) for the MS Van Buren II Project (Plot Plan 17-05 and Conditional Use Permits 17-08 through 17-16), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guideline. The anticipated environmental impacts of the proposed Custom Manufacturing Use (cabinet shop) are consistent with the analysis contained in the previous analysis as the Custom Manufacturing Use was a use analyzed in the original CEQA Document and the addendum thereto. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-24, approving Conditional Use Permit (CUP 20-05) to allow for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suites 105 and 106, subject to conditions of approval; and

2. Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Attachments:

1. Resolution #JPA 20-24, approving Conditional Use Permit (CUP 20-05) to allow for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suites 105 and 106,
   Exhibit A – the Applicant's Conditional Use Permit Packet, which includes the following:
   - The Project Narrative
   - Business Site Plan
   - Building Floor Plan; and
   - Location exhibits

   Exhibit B - Conditions of Approval

2. Notice of Determination.

RESOLUTION #JPA 20-25

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING CONDITIONAL USE PERMIT 20-06 (CUP 20-06), AND APPROVING PUBLIC CONVENIENCE AND NECESSITY (PCN 20-02) ASSOCIATED WITH CUP 20-06, IN ORDER TO ALLOW WESTMONT VILLAGE, LOCATED AT 17050 ARNOLD DRIVE, RIVERSIDE CALIFORNIA, TO CONTINUE THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUCTION WITH THE USE OF AN EXISTING CAFÉ LOCATED WITHIN THE MAIN ASSISTED LIVING FACILITY BUILDING

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the Authority is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, the Air Force Village West (AFVW) Specific Plan area is situated west of I-215, south of Van Buren Boulevard, and north of Nandina Avenue on land that was formerly a part of the March Air Force Base (MAFB); and

WHEREAS, originally, AFVW was a tax-exempt, not for profit continuing care retirement community developed as a secured, access-restricted private community. Honorably discharged military officers, their spouses, or their survivors, 62 years or older, are eligible for residency in Air Force Village West; and

WHEREAS, the AFVW Specific Plan project area was included into the March Joint Powers Authority planning area in September 2004 through an amendment to the Joint Powers Agreement and amendment to the March JPA General Plan. In 2017, AFVW changed its name to Alta Vita and began allowing anyone 55 years of age or older to reside within the project area; and

WHEREAS, on November 22, 1989, AFVW, Inc., was issued a Type 41 Beer & Wine License (license # 238745) from the California Alcoholic Beverage Control (ABC), the license allowed AFVW to sell beer and wine from their café for on-site consumption.

WHEREAS, on May 31, 2019, the Type 41 license, which allows for the sale of beer and wine for on-site consumption, lapsed while under the ownership of Alta Vita; and

WHEREAS, in order for Westmont Village to continue to sell beer and wine for on-site consumption to residence and tenants of Westmont Village, a Conditional Use Permit, issued by the March JPA is necessary in order for Westmont Village to obtain a new Type 41 ABC license.

WHEREAS, on October 29, 2020, Andy Plant on behalf of Westmont Village, submitted a Conditional Use Permit Application (CUP) 20-06 requesting approval for a Conditional Use Permit necessary to allow the applicant to re-apply for a Type 41 ABC permit to sell beer and wine for on-site consumption from the Village Café, located within the main Assisted Living Facility of the Westmont Village ; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), staff finds that proposed Conditional Use Permit 20-06 is exempt from CEQA Guidelines section 15301, Class 1: Existing Facilities; and

WHEREAS, the Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination and this categorical exemption is applicable the continued operation of the café and their ability to continue to sell beer and wine for on-site consumption; and

WHEREAS, on November 18, 2020, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code, at which time all persons wishing to testify in connection with the Conditional Use Permit were heard and the Conditional Use Permit was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. The proposed Conditional Use Permit is subject to CEQA Guidelines section 15301, Class 1: Existing Facilities.

SECTION 3. Findings on Environmental Impacts. Based on staff's findings, the project is exempt from CEQA Guidelines under section 15301, Class 1: Existing Facilities as the Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination and this categorical exemption is applicable the continued operation of the café and their ability to continue to sell beer and wine for on-site consumption; and

SECTION 4. Findings for Conditional Use Permit (CUP) 20-06. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit (CUP) 20-06

in accordance with Section March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the proposed Conditional Use Permit allows for the sale of beer and wine for on-site consumption, allowing residents and tenants of Westmont Village to purchase on-site without having to leave the facility, which are located either on-site or nearby within walking distance to the café, thus saving potential vehicle trips to a local grocery store or convenience store, and it is the Goal of the March JPA General Plan to reduce vehicle trips where possible; and

2. The proposed Project complies with all applicable zoning and other regulations because the Conditional Use Permit allows for the ancillary sale of beer and wine for on-site consumption from an existing café, which is one of many anticipated uses within the AFVS Specific Plan; and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because Conditional Use Permit will allow the Village Café to continue to sell beer and wine for on-site consumption, potentially reducing additional vehicle trips to and from the general location by allowing residence of Westmont Village to purchase beer and wine locally rather than having them drive from the overall project site; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity as the proposed Conditional Use Permit is for an existing café located within the main large common building within the overall project site, and the café has been selling beer previously and continuously from this location since 1998 without any known problems, issues or complaints from residence of AFVW, Westmont Village, or surrounding property owners.

SECTION 5. Notice of Exemption. The Commission directs March JPA staff to prepare, execute, and file a Notice of Exemption with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 7. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 9. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 18th day of November, 2020.

Marita Rogers, Vice Chair
March Joint Powers Authority Commission

ATTEST:

I, Carey Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-25 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on November 18, 2020, by the following vote of the Commission:

Ayes:	Melendrez (2 votes), Jeffries, Vargas, Hewitt, Rogers, Baca (2 votes)
Noes:	None
Abstain:	None
Absent:	Thornton, Conder

Dated: November 18, 2020

Carey Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT A

Conditions of Approval

Conditions of Approval
Westmont Village
Conditional Use Permit 20-06

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. Description. Planning Application Conditional Use Permit No. 20-06 is to allow the sale of beer and wine (only) for on-site consumption (Type 41 State of California ABC license) at the Westmont Village "Village Café" located at 17050 Arnold drive, Riverside California.

2. Indemnification. Applicant/developer shall indemnify, defend, and hold harmless the March JPA and its elected Council and, employees, volunteers, contractors, consultants, and agents from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either the March JPA's approval of the Project or actions related to the Property or the acts, omissions, or operations of the applicant/developer and its directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the applicant/developer with respect to the ownership, planning, design, construction, and maintenance of the Project and the Property for which the Project is being approved. In addition to the above, within 15 days of this approval, the developer/applicant shall enter into an indemnification agreement with the March JPA. The indemnification agreement shall be substantially the same as the form agreement currently on file with the March JPA.

3. Ninety (90) Days to Protest. The applicant has ninety (90) days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

4. Comply with Specific Plan. The development of these premises shall comply with the standards of the Air Force Village West Specific Plan.

5. Licensing. At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Department of Alcohol Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

6. Alcohol Warnings. The owner and the management of Westmont Village and the Village Café shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase.

7. Alcohol Education. The owner and the management of the Westmont Village shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, and the penalty associated with violation of these laws.

8. Alcohol Training. The owner and the management of the Westmont Village and the Village Café shall provide adequate training for all employees at the location as to these matters.

9. Hours of Operation. Beer and wine shall only be sold during normal business hours for the Café.

10. Beer and Wine Sales – At least one employee age 21 years or older, shall be on duty during normal business hours of the Café. No one under the age of 21 shall be allowed to serve beer or wine.

11. State of California Department of Alcoholic Beverage Control (ABC) License. The property owner or operator is responsible for obtaining the appropriate ABC license. Proof of such license shall be submitted to the March JPA prior to the sales of beer or wine.

12. Ceased Operations. In the event the use hereby permitted ceases operation for a period of one (1) year or more, excluding renovation and casualty, this approval shall become null and void.

13. Beer and Wine Sales. The following development standards shall apply to the sale of beer and wine:

    A. The property owner, tenant of the premises and their management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, and the penalty associated with violation of these laws. In addition, the property owner, tenant of the premises and their management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the property owner, tenant of the premises and their management shall provide adequate training for all employees at the location as to these matters.

    B. Only beer and wine may be sold.

14. On-Site Consumption Only. This approval is for the sale of beer and for on-site consumption only.

15. Distilled Spirits Not Allowed. The CUP is for the sale of Beer and Wine as classified by the State of California Department of Alcoholic Beverage Control only. The sales of other alcoholic beverages are not permitted.

16. Liquor Store Not Approved. The CUP is not for the approval of a liquor store.

17. Subsequent Submittals and Fees. Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with. Prior to Building Permit Issuance.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 10a

Meeting Date: November 18, 2020

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO WESTMONT VILLAGE REQUEST FOR A TYPE 41 CALIFORNIA ALCOHOLIC BEVERAGE CONTROL BEER AND WINE LICENSE: 1) ADOPT RESOLUTION #JPA 20-25, APPROVING CONDITIONAL USE PERMIT (CUP 20-06) AND TO APPROVE PUBLIC CONVENIENCE AND NECESSITY (PCN 20-02) ASSOCIATED WITH CUP 20-06, IN ORDER TO ALLOW WESTMONT VILLAGE, LOCATED AT 17050 ARNOLD DRIVE, RIVERSIDE CALIFORNIA, TO CONTINUE THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION SUBJECT TO CONDITIONS OF APPROVAL; AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JOINT POWERS AUTHORITY LOCAL CEQA GUIDELINES**

Motions: 1) Adopt Resolution #JPA 20-25, approving Conditional Use Permit (CUP-20-06) approving the re-issuance of a Type 41 ABC license to allow for the sale of beer and wine for on-site consumption from Westmont Village in conjunction with use and operation of an existing café located within the main Assisted Living Facility Building, and approve Public Convenience and Necessity (PCN 20-02) associated with CUP 20-06; and

2) Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Applicant: Andy Plant on behalf of Westmont Village

Preparation Date: November 12, 2020

Background:

Air Force Village West – Brief History

The Air Force Village West (AFVW) Specific Plan area is situated west of I-215, south of Van Buren Boulevard, and north of Nandina Avenue on land that was formerly a part of the March Air Force Base (MAFB). Originally, AFVW was a tax-exempt, not for profit continuing care retirement community developed as a secured, access-restricted private community. Honorably discharged military officers, their spouses, or their survivors, 62 years or older, are eligible for residency in Air Force Village West.

The AFVW Specific Plan project area was included into the March Joint Powers Authority planning area in September 2004 through an amendment to the Joint Powers Agreement and amendment to the March JPA General Plan. In 2017, AFVW changed its name to Alta Vita and began allowing anyone 55 years of age or older to reside within the project area.

Liquor License History

The existing large common building within AFVW, used as the Assisted Living Facility, contains a variety of uses within the building as general support to the overall care facility, including convocation room and meeting hall, a library, billiards room, and various ancillary rooms and spaces, including the "Village Café." On November 22, 1989, AFVW, Inc., was issued a Type 41 Beer & Wine License (license # 238745) from the California Alcoholic Beverage Control (ABC). The license allowed AFVW to sell beer and wine for onsite consumption from their café, On May 31, 2019, the Type 41 license, which allows for the sale of beer and wine for on-site consumption, lapsed while under the ownership of Alta Vita. In September of 2019, Westmont Village purchased the former AFVW from Alta Vita, and thus changed its name accordingly. Recently, Westmont Village was made aware that the café can no longer sell beer and wine due to the previous laps in 2019. The ABC informed Westmont Village that they must obtain approval from the JPA in order to continue selling beer and wine. In order for the JPA to approve the use, a Conditional Use Permit is necessary because it must now include the adoption for findings for Public Convenience and Necessity (PCN) due to the fact that the overall project is located within a census tract that includes portions of Moreno Valley, and other projects within the March JPA boundaries that were also recently approved for a Type 41 licenses (the hotel located at the Veterans Village project for example). Below is Figure 1 – Village Café Location showing the location within the main building where the café is located, and Figure 2, which shows a photo of the Village Café interior:

Figure 1 – Village Café Location

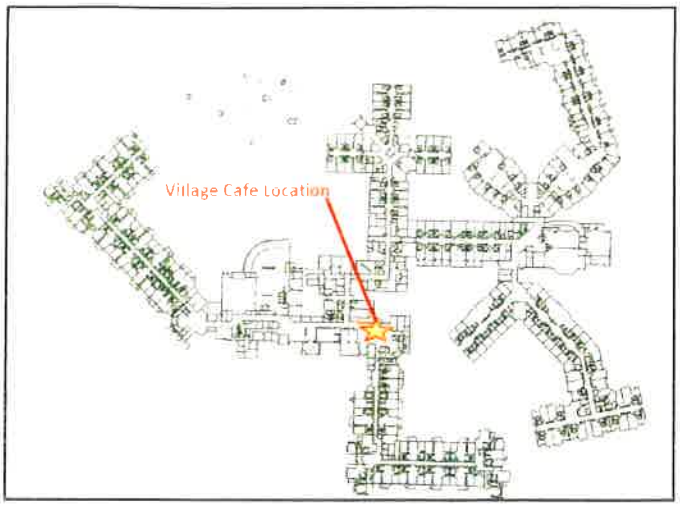


Figure 2 – Village Café Interior



Surrounding Area/Land Use:

The AFVW Specific Plan includes two zone designations; Residential R-10 (ten dwelling units per acre, and R-20 Residential (twenty dwelling units per acre), with the majority of the overall site located within the R-10 designation, and the Assisted Living Facility Building (main) located within the R-20 designation. Listed below are the surrounding area/land uses and General Plan designations from the Café location within the main building (see Figure 3 below):

Figure 3 – Adjacent Uses

Location	GP Designation/Zoning	Existing Land Use
North	Institutional Residential / R-10 Residential	Single Family Residences
West	Institutional Residential / R-20 Residential	Undeveloped land area
South	Institutional Residential / R-20 Residential	Undeveloped land area

East	Riverside County - Unincorporated	Ben Clark Training Facility – Unincorporated Riverside County

Conformance with the Air Force Village West Specific Plan:

The primary use of the large main Assisted Living Facility building is residential associated with Institutional Residential uses. The AFVW Specific Plan does not specifically allow or prohibit alcohol sales to accrue within the Specific Plan Boundaries, rather the Specific Plan identifies that there are various support and recreational facilities that may be added and "developed as appropriate" to existing support and recreational facilities as listed within the Specific Plan. Under the Recreation Section of the Specific Plan, various uses are listed as appropriate uses within the overall development including the following:

- Restaurant;
- Club Room with game tables;
- Billiards
- Multi-Purpose rooms with a dance floor;
- Large screen TV's for viewing; and
- Other uses pertaining to specific recreation activities

What is not specifically listed as an allowed or conditional use, is alcohol sales. However, the main use of the building is an Assisted Living Facility, and all the other uses as noted above are simply ancillary, and thus the Conditional Use Permit serves only to provide an approval for the ABC license, and to make PCN findings. It should also be noted that a previous approval, likely by Riverside County, would have had to been issued for the ABC license allowing for on-site sales for beer and wine.

Required Findings:

The March JPA Commission has the authority to grant Conditional Use Permits following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan* because the proposed Conditional Use Permit allows for the sale of beer and wine for on-site consumption, allowing residents and tenants of Westmont Village to purchase on-site without having to leave the facility, which are located either on-site or nearby within walking distance to the café, thus saving potential vehicle trips to a local grocery store or convenience store, and it is the Goal of the March JPA General Plan to reduce vehicle trips where possible; and

2. *The proposed Project complies with all applicable zoning and other regulations* because the Conditional Use Permit allows for the ancillary sale of beer and wine for on-site consumption from an existing café, which is one of many anticipated uses within the AFVS Specific Plan; and

3. *The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity* because Conditional Use Permit will allow the Village Café to continue to sell beer and wine for on-site consumption, potentially reducing additional vehicle trips to and from the general location by allowing residence of Westmont Village to purchase beer and wine locally rather than having them drive to and from the overall project site; and

4. *The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity* as the proposed Conditional Use Permit is for an existing café located within the main large common building within the overall project site, and the café has been selling beer previously and continuously from this location since 1998 without any known problems, issues or complaints from residence of AFVW, Westmont Village, or surrounding property owners.

California Environmental Quality Act (CEQA) Compliance:

Staff finds that proposed Conditional Use Permit 20-06 is exempt from CEQA Guidelines section 15301, Class 1: Existing Facilities. The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This categorical exemption is applicable to the continued operation of the café and their ability to continue to sell beer and wine for on-site consumption. The café is located within the existing main Assisted Living Facility building and is simply an ancillary use within the overall main structure. No additional alterations to the building are necessary, and the equipment where the beer and wine will be stored is also existing. The Conditional Use Permit is simply to allow the ABC to re-issue a Type 41 license to allow the Village Café the ability to continue selling beer and wine to tenants and residents within Westmont Village. No additional Environmental Review is necessary.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-25, approving Conditional Use Permit (CUP-20-06) approving the re-issuance of a Type 41 ABC license to allow for the sale of beer and wine for on-site consumption from Westmont Village in conjunction with use and operation of an existing café located within the main Assisted Living Facility Building, and approve Public Convenience and Necessity (PCN 20-02) associated with CUP 20-06; and

2. Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 20-25.
   Exhibit A: Conditions of Approval
2) Notice of Exemption.

RESOLUTION #JPA 20-26

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING THE MERIDIAN U1 L2 INDUSTRIAL WAREHOUSE PROJECT PURSUANT TO THE CERTIFIED FOCUSED EIR FOR THE MARCH BUSINESS CENTER SPECIFIC PLAN (SCH #2002071089), PLOT PLAN 19-03 (PP 19-03), SUBJECT TO CONDITIONS OF APPROVAL, FOR THE DEVELOPMENT OF THE MERIDIAN UNIT 1 (U1) LOT 2 (L2) INDUSTRIAL WAREHOUSE BUILDING, LOCATED AT 14500 INNOVATION DRIVE, WITHIN THE MARCH BUSINESS CENTER (MERIDIAN) SPECIFIC PLAN AREA

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the Authority is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, on January 21, 2009, the March Joint Powers Commission adopted Resolution #JPA 09-02, adopting an Addendum to the Certified Focused EIR for the March Business Center Specific Plan (SCH# 2002071089) and approving a Plot Plan (PP 08-02), for the development of a 44,772 square foot industrial shell building on a 3.22 acre vacant parcel within the March Business Center (aka Meridian) Specific Plan Area; and

WHEREAS, construction of the approved project (PP 08-02) never occurred due to the economic downturn at the time and building permits were never executed. Thus, the approval lapsed and was voided after 36 months (January 21, 2012); and

WHEREAS, in July 2019, Innovation Industrial Partners LLC (formerly Horizon VDA Investments LLC), inquired about the prior approval and was informed by MJPA Planning Staff that a new project submittal would be required; and

WHEREAS, on August 26, 2019, Innovation Industrial Partners LLC, submitted an application (collectively the "Project Entitlements") requesting the following:

1. A Plot Plan (PP 19-03) to allow for the development of an 48,839 square foot industrial warehouse shell building on an existing mass-graded 3.22-acre vacant parcel within the Meridian Business Center Specific Plan Area, specifically at the southeast corner of the intersection of Cactus Avenue and Innovation Parkway, 14500 Innovation Drive, Riverside, California; and

WHEREAS, Plot Plan 19-03 (PP 19-03) constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified a Focused Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH #2002071089) ("EIR"); and

WHEREAS, the Addendum to the Certified Focused EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

WHEREAS, the Commission, on January 21, 2009, adopted Resolution #JPA 09-02 adopting an Addendum to the Certified Focused EIR for the March Business Center Specific Plan; and

WHEREAS, on December 9, 2020, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. On January 21, 2009, the Commission considered and adopted Resolution #JPA 09-02, an Addendum to the 2003 Focused EIR for the March Business Center Specific Plan (SCH #2002071089) for the Project, including PP 08-02, in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission of the March JPA reviewed and considered the Focused EIR, the SEIR, the Addendum to the Focused EIR, the Initial Study, oral or written comments received, and the administrative record prior to taking action on the Project, including action on PP 08-02.

SECTION 3. Findings on Environmental Impacts. Based on the Addendum (Resolution #JPA 09-02) and Consistency CEQA Memo for PP 19-03, the administrative record, and having considered all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the Addendum (Resolution #JPA 09-02) and Consistency CEQA Memo. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project, including PP 19-03, may result in any significant environmental impacts beyond those analyzed in the certified SEIR the Addendum (Resolution #JPA 09-02) and Consistency CEQA Memo. The Commission finds that the Addendum (Resolution #JPA 09-02) and Consistency CEQA Memo

contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project, including PP 19-03, and reflects the independent judgment and analysis of the Commission

SECTION 4. Findings for Plot Plan 19-03 (PP 19-03). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan 19-03 (PP 19-03), in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objective, policies, and programs of the March JPA General Plan because:

   a. The Project complies with General Plan Land Use Policy 1.1: *"Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area."* As the March JPA General Plan Land Use Map in this area mirrors the March ARB Master Reuse Plan (Page II-38), the Project complies with the objective of developing predominately industrial land uses in this planned area for industrial uses. Furthermore, the Project capitalizes on the appropriateness of development near the existing I-215 Freeway while generating up to an estimated 38 permanent jobs; and

   b. The Project complies with General Plan Land Use Policy 1.5: "*Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing, and distribution, transportation-related, and research and development."* The Project complies with General Plan Land Use Policy 1.5 because the Project includes up to 48,830 square feet of warehouse space, consisting of approximately 39,230 square feet of ground floor warehouse area, 4,800 square feet of ground floor office area and 4,800 square feet of second floor office mezzanine area. The building would be approximately 38 feet in height; and

2. The proposed Project complies with all applicable zoning and other regulations because:

   a. The Project complies with the permitted industrial uses and design guidelines outlined in the March Business Center Specific Plan and with the 2014 March ARB/IP Airport Compatibility Plan (with Covenant). The proposed Project was also reviewed by the March JPA Review team, consisting of the March JPA Civil Engineer, Water Quality Civil Engineer, Land Use Planner, Riverside County Fire Marshall, March JPA (Willdan) Building Plans Examiner, and the proposed development complies with all required development standards; and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because:

   a. The Project complies with General Plan Land Use Policy 1.3: *"Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will*

preserve the March JPA's fiscal capacity." The Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Cactus Avenue, Innovation Drive, Interstate 215 Freeway, existing services such as, nearby commuter rail, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project Site, such that there is no major extension of infrastructure at the expense of the March JPA; and

b. The Project complies with General Plan Land Use Policy 1.9: *"Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use."* The Project will not adversely affect public health, safety, or general welfare because the Project contains no residential components which would be incompatible in the 65 – 70 dBA noise contours, and considered only marginal in the 60 – 65 dBA noise contours. Instead, the Project focuses on employment uses which are considered a marginally acceptable use in the highest 65 – 70 dBA noise contours, and industrial land uses within the 60 to 65 dBA CNEL noise level contours which would be considered normally acceptable. As conditioned by the Airport Land Use Commission, sensitive land uses including structures with more than one aboveground habitable floors, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, noise-sensitive outdoor nonresidential uses (spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters) would be prohibited in the 65 – 70 dBA noise contours. (With California Building Code (CBC) standards building construction for employment uses, the Project would satisfy the Riverside County ALUCP compatibility criteria based on the noise level contour boundaries. In addition, the Project site is located in the APZ I area of Zone B1 (Mead & Hunt 2010, 2014) (Figure 4.7-1). The usage intensity within the APZ I area is limited to an average of 25 persons per acre. Zone B1 encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because:

a. The Project complies with General Plan Land Use Policy Goal 2: *"Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and sub-region."* The Project Applicant proposes an industrial warehouse building in a location that is surrounded by existing industrial warehouse and business park development, to the north and west, and adjacent to the I-215 Freeway. Accordingly, the location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity; and

SECTION 5. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including Plot Plan 19-

03 (PP 19-03), as shown in Exhibit "C", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "D", attached hereto and incorporated herein by this reference, and Covenant, as shown in Exhibit "E", attached hereto and incorporated herein by this reference.

SECTION 6. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 8. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 9. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 16th day of December, 2020.

Victoria Baca.

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-26 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a Special meeting thereof held on December 16, 2020, by the following vote of the Commission:

Ayes:	Melendrez, Hewitt, Jeffries, Vargas, Conder, Rogers, Baca (2 votes)
Noes:	None
Abstain:	None
Absent:	Thornton

Dated: December 16, 2020

Cindy Camargo

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT A

Plot Plan 19-03
Meridian Unit 1 Lot 2 Industrial Warehouse Project

Resolution #JPA 09-02

A Resolution of the March Joint Powers Authority Commission
of the March Joint Powers Authority
Adopting an Addendum to the Certified Focused EIR for the March Business Center (SCH2002071089); Plot Plan 08-02 and the Conditions of Approval

RESOLUTION #JPA 09-02

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED FOCUSED EIR FOR MARCH BUSINESS CENTER (SCH2002071089); PLOT PLAN 08-02 AND THE CONDITIONS OF APPROVAL

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocission of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996;

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, Dennis Roy representing Horizon VDA Investments, LLC ("Applicant") has applied for a plot plan approval ("Plot Plan 08-02") pursuant to Chapter 9.02.070 of the March JPA Development Code, to construct a 44,772 square foot light industrial building on 3.22 acres in the Industrial zoning district within the March Business Center Specific Plan, located at 14500 Innovation Drive;

WHEREAS, the Commission, acting as the planning agency, considered Plot Plan 08-02 on the 21st day of January 2009, at which time they heard all testimony offered regarding these applications;

WHEREAS, Plot Plan 08-02 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Plot Plan 08-02 is consistent with the General Plan, March Business Center Specific Plan, March Business Center Focused Environmental Impact Report ("Focused EIR") and March Business Center Design Guidelines as set forth more fully herein;

WHEREAS, the March JPA staff has determined that the submittal is a "Project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study;

WHEREAS, on the basis of the initial study which indicated that all potential environmental impacts from the Project were considered in the Focused EIR for the March Business Center development and that no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation, staff determined that an Addendum to the certified EIR should be prepared for the Project;

WHEREAS, Plot Plan 08-02 has been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the Plot Plan were examined by the Focused EIR certified by the Commission on February 19, 2003, (SCH# 2002071089).

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Project is not required by CEQA;

WHEREAS, the Addendum to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines;

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are incorporated herein by reference.

SECTION 2. Adoption of Plot Plan PP 08-02 and the Conditions of Approval. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves Plot Plan 08-02 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 3. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information contained in the Addendum to the Certified EIR, Initial Study, including any oral or written comments received, and administrative record for the Project

prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the Certified Focused EIR for March Business Center, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The March Joint Powers Authority Commission finds that no new or additional mitigation measures or alternatives are required. The March Joint Powers Authority Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

SECTION 5. Adoption of the Addendum to the Certified Focused Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 6. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 23555 Meyer Street, Riverside, CA 92518.

SECTION 9. Execution of Resolution. The Chairperson of the Commission of the March JPA shall sign this resolution and the Secretary of March JPA shall attest and certify to the passage and adoption thereof.

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 21st day of January, 2009.

Raul Mark Yarbrough
Chairman, March Joint Powers Commission

ATTEST:

I Carey L. Allen, HEREBY CERTIFY that the foregoing Resolution was duly adopted at a meeting of the March JPA, at the public hearing held on the 21st day of January, 2009, by the following vote of the Commission.

AYES:	Buster, Busch, Gardner, Melendrez, Hastings, Ashley Stewart, Yarbrough
NOES:	None
ABSENT:	None
ABSTAIN:	None

Carey L. Allen
Secretary of the March Joint Powers Authority

EXHIBIT "A"
Project Exhibits

[attached on following pages]

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EXHIBIT "B
Plot Plan PP 08-02
Conditions of Approval

[Attached on following pages]

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ENVIRONMENTAL CHECKLIST FORM

1. Project Title: **PP 08-02: Horizon Industrial Building (Meridian Unit 1, Lot 2)**

2. Lead Agency Name and Address: **March Joint Powers Authority**
23555 Meyer Drive
Riverside, CA 92518
(951) 656-7000

3. Contact Person and Phone Number: **Grace Williams, Senior Planner**
(951) 656-7000

4. Project Location: **Southeast corner of Cactus Avenue and Innovation Drive**

5. Project Sponsor's Name and Address: **Vincent Von der Ahe**
Von der Ahe Management
26440 La Alameda, Suite 270
Mission Viejo, CA 92691

6. General Plan Designation: **Specific Plan** 7. Zoning: **Industrial**

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

The proposed Project is a request for Plot Plan approval for the construction of a 44,772 square foot single-story industrial/warehouse building on 3.22 acres in the Industrial zone within the March Business Center (now known as Meridian) Specific Plan. The proposed project is located on Unit 1, lot 2, at the southeast corner of Cactus Avenue and Innovation Drive. The building would provide a single story and would have a height of 38 feet above ground level (AGL). The building is designed as a speculative "shell" building for build to suits for specific tenants/users. The building will be of concrete tilt-up construction and the majority of materials will be pre-coated; however approximately 10 percent of the building would require architectural coating application. The project would also employ dust control measures during construction (i.e., watering three times daily). The proposed building will provide for industrial uses consistent with the Specific Plan. Permitted uses in this zone include business enterprise storage, medium warehouse, storage and distribution and heavy warehouse, storage and distribution. Other industrial uses such as custom manufacturing, light manufacturing or medium manufacturing could be accommodated if sufficient parking is provided.

The proposed project conforms to all of the development standards outlined in the March Business Center Specific Plan and the March Business Center Design Guidelines. The proposed project's floor area ratio (FAR) of 0.32[1], is consistent with the maximum FAR listed on Table III-2 of the Specific Plan. The proposed building height of 38 feet is also consistent with Table III-2, which allows a maximum building height of 35 feet in two stories, or building heights of up to 80 feet, provided that all building setbacks exceed the proposed building height (section G. of the Specific Plan, page III-13). As shown in the Project site plan, the minimum distance between the parcel property line exceeds the height of the building; therefore the project is consistent with this requirement. In addition, there will be no visible emissions generated by the proposed project.

As required in the March Business Center Design Guidelines, a 15-foot landscaped setback is provided between the public right-of-way and parking on local streets. A total of 71 parking spaces are provided

[1] Determined by dividing the building square feet by the number of acres multiplied by the acreage conversion of 43,560 feet

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in the site plan, which exceeds the minimum requirement of 68 based on the appropriate parking ratios[2] published in the Specific Plan. The required minimum of three bicycle parking spaces will be provided. Pedestrian access is provided from street sidewalks to the building entrance.

The Project is a subsequent development whose impacts were evaluated in the Focused EIR (SCH # 2002071089) for the March Business Center Specific Plan.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

The surrounding land uses to the north and west consist of existing office and mixed use business park buildings, which are also included within the March Business Center Specific Plan Boundary. Innovation Drive forms the western boundary of the Project and Cactus Avenue forms the northern boundary of the Project. Existing vacant Industrial buildings are located directly south of the Project site. The Burlington Northern Santa Fe (BNSF) railway extends along the eastern boundary of the Project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
Approval in accordance with the Construction Activity Storm Water Discharge Permit, Order 99-08-DWQ (the General Permit) will be necessary prior to construction of the project. Additionally, a water quality management plan would be prepared in accordance with the Santa Ana Regional Water Quality Control Board's Order No. 01-34 (Order) and the Riverside County Flood Control District's Area-wide Urban Runoff Plan Order No. R8-2002-0011.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

[2] That is, office (16,000 sf at 3.3 spaces per 1,000 sf); manufacturing (50,000 sf at 2 spaces per 1,000 sf); and warehousing > 200,000 sf (290,000 sf at 100 spaces plus 0.2 spaces per 1,000 sf over 200,000).

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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, (b) none of the conditions described in Guidelines Section 8.02 calling for preparation of a Subsequent EIR have occurred, and (c) only minor technical changes or additions to the previous environmental document are necessary. An ADDENDUM TO AN EIR (Guidelines Section 8.04) is required.

Signature

12/22/2008
Date

Grace I. Williams
Printed Name

Dan Fairbanks
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
I.	**AESTHETICS. Would the project:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused Environmental Impact Report (EIR) for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a), b) & c) The site is located on a graded area (rough graded per the March Business Center Final Map (TM30857) for portions of the March Business Center north campus). The lot is not adjacent to a scenic highway, as identified on the Caltrans scenic highways list (http://www.dot.ca.gov/hq/Land/arch/scenic/schwy.htm). (The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the Project). Scenic vistas of hills in the area and the distant San Bernardino and San Jacinto mountains to the north and east exist in the area. However, in accordance with the Focused EIR for March Business Center, compliance with the Design Guidelines and Specific Plan development standards lessen the impact on scenic vistas to a less than significant level (MBC FEIR P IV-92).

d. In accordance with the requirements of the existing March Business Center Design Guidelines, all site lighting is required to be low or high pressure sodium lighting, full cut-off fixtures with no light emitted above the horizontal, maximum 750 watt luminaries, and all lighting mounted a maximum of 24' above final grade. There will be no significant impact to day or nighttime views. The Project will comply with the requirements of the Specific Plan with respect to new sources of light and glare and therefore no new impact not covered in the Focused EIR would result.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
II. AGRICULTURE RESOURCES.					
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects."

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(State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The development is not located on or adjacent to any Primary Farmland, Unique Farmland, or Farmland of State Importance, as identified by the California Division of Land Resource Protection on the Farmland Mapping and Monitoring Program website at http://www.conservation.ca.gov/dlrp/cfcp/Pages/index.aspx).**

b) **The project area does not contain agricultural resources or land under Williamson Act contract.**

c) **Refer to sections II a) and b).**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
III.	**AIR QUALITY.**				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as a severe non-attainment area for ozone, a serious non-attainment area for particulate matter less than or equal to 10 microns (PM_{10}) as well as particulate matter less than or equal to 2.5 microns ($PM_{2.5}$). The SCAB is in attainment for nitrogen oxides (NO_x), carbon monoxide (CO) and sulfur oxides (SO_x).

The air quality analysis in the Focused EIR analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed onsite stationary emissions associated with natural gas usage and offsite emissions associated with energy power plant emissions due to increased energy demand.

Operational on-road mobile sources of emissions were calculated for the year 2020 based on Average Daily Trip (ADT) Generation rates contained in the Traffic Circulation and Phasing Study for the Specific Plan. ADT's for the March Business Center were based on designated land uses in the Specific Plan.

The Focused EIR identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of over-riding considerations were adopted by the March JPA Commission.. The significant impacts did not extend to the health risks from diesel exhaust, as the Focused EIR identified that March Business Center is well below the threshold of significance for potential cancer and other risks associated with car and diesel truck traffic within the project vicinity and the truck routes. The proposed use is a subsequent Project identified within the Focused EIR.

The Project is also consistent with designated land uses and zoning contained in the Specific Plan. Therefore, operational emissions including diesel particulates associated with the proposed facilities would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions other than natural gas are proposed for the facility in the future, additional CEQA analyses and review would be required.

Construction emissions were analyzed in the Master EIR (MEIR). The MEIR assessed the significance of demolition activities, grading activities, construction equipment emissions and mobile emissions from construction and deliveries. The MEIR also determined that the construction emissions were potentially significant and included several mitigation measures to reduce the significance of these impacts to the extent

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feasible. The impacts from construction emissions would remain significant after mitigation; therefore a Statement of Overriding Considerations was also adopted for the significant air quality impacts associated with development of the March JPA's General Plan. Since the Focused EIR incorporates the MEIR by reference, the air analysis in the MEIR applies to the Focused EIR.

A subsequent Air Quality Technical Report for the Meridian Commercial Project Unit 1, Lots 2, 5 and 6 was prepared in November 2008 to evaluate the potential air quality impacts associated with the three lots. The analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the proposed project would not conflict with the FEIR (SRA, 2009).

a) **The Project is a 44,772 square foot industrial/warehouse development, which is consistent with the Specific Plan in terms of land use type, intensity and trip generation. The Project will not cause additional significant environmental effects beyond those analyzed in the Focused EIR. Impacts on non-attainment criteria pollutants were addressed in the Focused EIR Statement of Over-riding Considerations. The Focused EIR found the March Business Center Specific Plan to be consistent with the South Coast Air Quality Management District's Air Quality Management Plan.**

b) **The Focused EIR found that emissions associated with the March Business Center would exceed South Coast Air Quality Management District (SCAQMD) significance criteria for carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_x), and particulates (PM_{10}). Mitigation measures were included in the Focused EIR to reduce air quality impacts; however, impacts would remain significant after mitigation. On February 19, 2003, a Statement of Overriding Considerations was approved for significant unmitigable impacts to air quality from implementation of the Specific Plan.**

Emissions caused by Project-related construction activities (including site grading, trenching/utilities installation, and building construction) will be below the significance thresholds established by the SCAQMD (SRA, 2009). CO "hot spots" modeling at the I-215/Cactus Avenue interchange found that the Project would not contribute to an exceedance of the maximum one-hour CO concentration during either AM or PM peak commuting hour (SRA, 2009)

Because the project is consistent with designated land uses and zoning contained in the Specific Plan, which allowed for warehousing, manufacturing, and other industrial uses, emissions associated with the proposed facility would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions, other than products of natural gas combustion, such as NOx and CO, are proposed for the facilities in the future, additional CEQA analyses and review would be required.

c) **Cumulative impacts on non-attainment criteria pollutants were addressed in the Focused EIR Statement of Over-riding Considerations. The project will not cause additional significant environmental effects beyond those analyzed in the Focused EIR and Master EIR.**

The potential link between global climate change and Greenhouse Gases (GHG) is currently one of the most important and widely debated scientific, economic, and political issues in the United States. While CEQA does not specifically address Climate Change and GHG in its Environmental Checklist Form, CEQA does provide guidance for conducting studies that forecast an emissions inventory for GHGs. Based on these guidelines GHG emissions were estimated for the proposed project using the URBEMIS Model, Version 9.2.4, which estimates emissions of CO_2, the most common GHG, for area sources and vehicles. Based on this model, the proposed project will produce emissions during project construction as well as after the project is completed during normal operating times. During construction the project is anticipated to emit 94.65 tons of CO_2. After completion and during normal operation, the

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project is anticipated to emit 4847 CO_2 equivalents (metric tons) per year, the majority of these from cars and trucks associated with an industrial/warehouse use. A forecast for GHG emissions in California was prepared by the California Air Resources Board in July 2008 and is currently in draft form. It is estimated that California produces about 7 percent of US GHG emissions with about 41% of those emissions related to transportation. Assembly Bill 32 (AB 32) called for a state-wide emissions inventory to be completed by July 1, 2008. This inventory may be helpful in establishing a baseline forecast for future analysis of GHG emissions in CEQA documents. Guidelines for determination of significance are not currently provided for climate change in CEQA and the Environmental Checklist Form in Appendix G of the CEQA Guidelines does not address this topic. The proposed project would comply with any state mandated reduction measures as well as local requirements for reducing GHG emissions. These future reductions and compliance with emissions requirements would avoid significant cumulative impacts of the project on GHG emissions.

d) **The Project is located within a vacant, graded portion of the Meridian Business Park, adjacent to other developed industrial buildings. The nearest sensitive receptor, Orangecrest residential development, is located approximately 0.50 miles from the Project site. The Focused EIR determined that March Business Center will not exceed a level of significance for potential cancer and other risks associated with car and diesel truck emissions.**

e) **The proposed Project will not create any objectionable odors.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IV.	**BIOLOGICAL RESOURCES.**				
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The 1999 U.S. Fish and Wildlife Service Biological Opinion (BO) No. 1-6-99-F-13 for the reuse of the March AFB, which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Game, addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo and mountain plover. Least Bell's vireo, SKR and the mountain plover are known to occur in areas of the former March AFB. The BO concluded that development of the Business Park, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, least bell's vireo or mountain plover. No critical habitat has been designated for SKR within or adjacent to the Project site, and therefore none will be affected. Habitat for the vireo is located to the west of the project in the former**

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SKR management area and will not be impacted by the proposed project; however LNR and the March JPA are currently pursuing a Section 404 permit and Section 7 consultation for impacts to least Bell's vireo from the Meridian Specific Plan. The proposed project was rough graded prior to the expiration of the original Section 404 permit; therefore development will not impact least Bell's vireo habitat. The remaining impacts to Waters of the U.S and least Bell's vireo habitat by the Meridian Specific Plan are located approximately .7 miles to the southwest, and being reviewed in the pending Section 404 permit. Two pairs of mountain plovers were observed on the east side of I-215 in 1994. This species is associated with grassland habitat; given that the site is graded, it is considered unlikely that the mountain plover is present on the Project site. Since the completion of the Focused EIR, the USFWS withdrew its proposal to list the mountain plover as threatened. However, this species is a state species of special concern.

b) **As discussed in preceding sections, the Project is located on a graded pad to be developed in conformance with the approved Focused EIR and Specific Plan for March Business Center. There are no sensitive natural communities or riparian habitat identified on the subject property; therefore, none will be affected.**

c) **There is no Section 404 jurisdictional "waters of the U.S" identified on or near the subject property. The closest jurisdictional waters consist of a concrete lined storm drain system located approximately 300 feet north of the site, where there is no riparian habitat associated with the drainage system (March Business Center FEIR, P. IV-61 and IV-62). No vernal pools were found within the 1,290 acre Specific Plan Area (March Business Center FEIR, P. IV-61).**

d) **The site is graded; therefore, it does not provide wildlife habitat. No established native resident or migratory wildlife corridors have been identified on the subject property. Therefore, the proposed Project will not substantially interfere with the movement of any native or resident migratory species or their corridors, or impede the use of native wildlife nursery sites.**

e,f) **As stated above, the Project is consistent with the 1999 BO and the Project site is not part of a Habitat Conservation Plan or Natural Community Conservation Plan. Moreover, the Project is consistent with the March JPA's General Plan and land use policies.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
V.	**CULTURAL RESOURCES.**				
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a-d) As determined in the Master EIR and Focused EIR, the Project will not significantly impact paleontological or archaeological resources as none were identified within the Project area. The rough grading of the site did not expose any archaeological or paleontological resources, and no historical resources are located on the site. If archaeological or paleontological resources are encountered at the time of final grading, project construction or any other time before project completion, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Master EIR and Focused EIR. The Coroner will be notified if human remains are located as required by the Public Resources Code and Health & Safety Code.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VI.	**GEOLOGY AND SOILS.**				
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii)	Strong seismic ground shaking?	☐	☐	☒	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

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e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a–e) As identified by the certified Focused EIR, the project is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles to the north and east of the Elsinore-Whittier fault and 7 miles to the south and west of the San Jacinto fault, with no active faults in the Specific Plan area. This association has a low to medium shrink/swell potential. There are no Alquist Priolo Special Studies Zones within the Specific Plan area, and the potential for liquefaction and seismically induced dynamic settlements of soils within the Specific Plan area is low. In addition, the relatively dense and cohesive nature of the underlying alluvium results in low susceptibility of seismically induced hazards (Safety & Risk Management Profile, MJPA General Plan; page 6-5). As discussed in the Focused EIR, the Project will be served by a sewer system, so septic systems or alternative waste water disposal systems would not be required. In conformance with the Focused EIR, there appears to be no threat of landslide or substantial soil erosion. As specified in the approved mitigation measures, the project shall be constructed in accordance with the Uniform Building Code (UBC), preliminary geotechnical investigation, and the grading requirements contained within the March JPA Development Code. With implementation of the Focused EIR mitigation measures, the proposed Project will not introduce any new impacts not analyzed in the Focused EIR.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VII.	**HAZARDS AND HAZARDOUS MATERIALS.**				
Would the project:					
a)	Create a significant hazard to the public or the environment. through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) It is anticipated that potential tenants for the proposed development will have little or no need for regulated substances as defined in the California Health and Safety Code 25532 (g). Any business using these materials consistent with the threshold parameters, will prepare risk management plans (RMP). In the event the RMP shows that the facility stores, handles or uses

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

regulated substances in excess of the thresholds described above, the activity will be prohibited. Adherence to these regulations will alleviate any unreasonable impact or risk of upset to below a level of significance. Compliance with all applicable federal, state and regional regulations will preclude any impacts considered to be significant.

c) The proposed Project is not located within one-quarter mile of a school.

d) The March Air Reserve Base is included in the Department of Toxic Substances Control (DTSC) Cortese database, and the Specific Plan contains three sites identified in the base's Installation Restoration Program (IRP) investigations, which were described in the Focused EIR, mentioned in the Hazards and Hazardous Materials section IV.E. The Project is not located within the three sites.

e) The majority of the Project is located within Accident Potential Zone (APZ) I as shown in the March ARB Air Installation Compatibility Use Zone Study (AICUZ). On January 23, 2003, the Riverside County Airport Land Use Commission (ALUC) reviewed the March Business Center Specific Plan and companion zoning approval and determined that the Specific Plan was consistent with the Riverside County Airport Land Use Plan. In accordance with the Riverside County Airport Land Use Plan, the Specific Plan identifies that the majority of the site is within Airport Influence Area 1, in which child care facilities, hospitals, petroleum products storage, and other high risk uses are prohibited. The remainder of the site is within Airport Influence Area 2, in which above ground storage of explosives or flammable gases, excepting gas and diesel fuel of 500 gallons or less are prohibited. The Specific Plan also discourages the storage of petroleum products, and requires ALUC approval and issuance of a permit for uses accommodating petroleum product storage. According to Table 3-1: *Land Use Compatibility* in the 2005 AICUZ, industrial uses are compatible with the Accident Potential Zone (APZ) I depending on the variation of densities in people and structures. Resolution #JPA 08-01 is a Resolution that limits building lot coverage to 20% gross coverage for the total number of properties in the March Business Center that are located within the APZs. This Resolution provides other restrictions including a one-story building height limitation, and a requirement that buildings be located in the periphery of the accident potential zones, in compliance with safety recommendations within the 1998 Air Installation Compatibility Use Zone Study (1998 AICUZ P. 3-2). With respect to Unit 1, Lot 2, the Resolution allowed 2.39 acres of the site and up to 43,000 square feet of building within the APZ, with an allowable APZ floor area ratio of 41.30%. The Project proposes 2.39 acres and 41,630 square feet of building within the APZ, and an APZ floor area ratio of 40%. The Specific Plan limits the floor area ratio for industrial sites to 50%; the project proposes a floor area ratio of 32% for the whole site.

The Project is a speculative building for industrial or warehousing uses; it is expected that there will be no visible emissions from the facility's exterior ventilation system. Accordingly, the project would not have an adverse effect on visibility for aviation operations at the adjacent MARB. The Project is consistent with the Specific Plan regulations with respect to building height and land use and therefore no new impact not previously evaluated in the Specific Plan would be introduced.

f) The proposed Project is not located within the vicinity of a private airstrip.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

g) **The March JPA has adopted a Disaster Preparedness and Recovery Plan within the Safety/Risk Management Element of the General Plan. This plan outlines the implementation programs needed to prevent risks to occupants and to minimize injury from an unavoidable disaster or emergency. Any potential impacts created by any development within Meridian will be mitigated to a less than significant level with the implementation of the Disaster Preparedness and Recovery Plan programs within the General Plan. The Project would not introduce any new impacts not previously covered in the Focused EIR.**

h) **According to the West Riverside County Natural Hazards Disclosure Map, the Project site is not located within a fire hazard zone.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

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e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b,f) The proposed Project will include the construction of approximately 106,453 square feet of

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impermeable surfaces (i.e., pavement and structures). Although the proposed Project does not involve the extraction of groundwater, it will reduce areas of onsite groundwater percolation and recharge of the groundwater due to the increase of impermeable surfaces. All stormwater will be collected and discharged into detention facilities before traversing through historic drainage patterns. There is no groundwater extraction near the site. Planned detention basins, as analyzed in the Focused EIR in section IV.F, allow percolation and mitigate the reduction of permeable surface due to development.

As discussed in the Focused EIR, appropriate best management practices (BMP) associated with the required federal National Pollutant Discharge Elimination System (NPDES) permit, and all other existing federal and state regulations regarding water quality will be adhered to, as required through the Storm Water Pollution Prevention Plan (SWPPP).

c,d,e) The development of March Business Center modified the existing drainage pattern in this area from a sheet flow system to improved storm drains and detention basins. The detention basins will reduce the amount of pollutants and sedimentation as well as provide for adequate storage capacity during high precipitation events. The implementation of the detention basin and storm drain system will have a less than significant impact to the area's hydrology and water quality.

The detention basins mitigate all development storm water flows by reducing peak flows to below historic levels. Project impacts are assured to be below a level of significance by implementation of the March Business Center Drainage Plan, as required by the approval of the tentative map.

g) The proposed Project does not include any housing; therefore, there are not potential flooding impacts to housing.

h) The proposed Project has never been included in Federal Emergency Management Agency (FEMA) mapping because it is located in a former military facility. However, the Project's building pad elevation of approximately 1,560 feet above sea level is not within a riverine floodplain and is not within a regulatory floodway. An offsite detention basin will accommodate increased runoff due to the additional impervious surfaces associated with the Project.

i) The proposed Project is not located downstream of a levee or dam, therefore there is no significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

j) The proposed Project is located approximately 75 miles from the Pacific Ocean and is not downstream of any significant body of water. There is no risk of exposure to inundation by seiche or tsunami. The Meridian development is protected from the adjacent area to the west by concrete lined storm drains as required by the mitigation measures and project approval for March Business Center.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IX.	**LAND USE AND PLANNING.**				
Would the project:					
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a) **The Project is located on vacant land within a former Air Force Base and adjacent to Interstate 215. The project will not physically divide a community.**

b) **The proposed Project will not have any significant impacts on any policy of an agency with jurisdiction over the Project. A Preliminary Part 77 clearance analysis of the Project, conducted in October 2008 indicated a minimum Part 77 surface elevation above the Project of 1,640 feet. The Project would be located below this surface (i.e., finished floor elevation of approximately 1,563 feet plus building height of 38 feet = 1,601 feet). All elevations used are NGVD29. On December 30, 2008, the MJPA received a "Determination of No Hazard to Air Navigation" from FAA, as it relates to the building height. MARB clearance for the building was also received in December of 2008. The Project is consistent with JPA resolution 08-01, which establishes allowable building areas within Accident Potential Zones. As shown in Exhibit B to the resolution, the portion of the lot within the APZ could accommodate up to 43,000 square feet of lot coverage. An analysis of the site indicates that 41,935 square feet are provided by the Project within the APZ.**

The Project is consistent with the following March JPA General Plan goals (the applicable elements are numbered in bold font):

1. <u>Land Use</u>

Goal: *Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.*

Consistency: The Project is a portion of the larger March Business Center development that capitalizes on a mixed-use employment land use plan that will provide approximately 15,000 jobs in professional, technical, manufacturing, and logistics careers.

Goal: *Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.*

Consistency: The proposed Project is approximately 0.5 miles from the nearest residential land use, is compatible with adjacent development, and will contribute to a better balance in the housing/jobs equation for Riverside County.

Goal: *Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.*

Consistency: The proposed land uses will be an employment center that will create new jobs and contribute to the tax base.

Goal: *Preserve the integrity of the historic and cultural resources of the Planning Area and provide for their enhancement.*

Consistency: The Project will not impact significant historic or cultural resources.

Goal: *Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system, which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.*

Consistency: As discussed under Utilities and Service Systems, the March Business Center will have the necessary conveyance and treatment service to achieve this goal.

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Goal: *Adequate flood control facilities shall be provided prior to, and concurrent with, development in order to protect the lives and property within the March JPA Planning Area.*

Consistency: The development will provide drainage facilities to achieve this goal, as discussed in Section VIII, Hydrology and Water Quality.

c) The proposed Project is not within a designated habitat conservation plan or natural community conservation plan.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
X. MINERAL RESOURCES.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) As identified within the Focused EIR, no significant mineral deposits have been identified within the Specific Plan area. The County Division of Mines and Geology identifies Mineral Resource Zones within Riverside County, but none of these exist within the Project area or adjacent Specific Plan area.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XI.	**NOISE.**				
Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The Project is located within a 65 – 69 dB CNEL noise contour for the nearby March Inland Port/March Air Reserve Base airport. The proposed land use included in AICUZ table 3-1[3] is compatible within this contour without restriction. It is not anticipated that construction of the improvements would result in impacts other than those stated in the Focused EIR. As stated in the Focused EIR, short-term noise impacts associated with demolition, excavation, earth moving, and construction activities could occur, but are accepted as the unavoidable consequences of project development and generally do not represent a significant impact if: 1) construction activities are limited to daytime hours; 2) construction equipment is equipped with noise control filters, as appropriate; and 3) construction activity is monitored to ensure that noise reduction specifications and guidelines are met. Project construction will be implemented in accordance with these conditions.**

b) **The Project will not involve drilling or other subterranean activities that will generate excessive ground borne vibration or ground borne noise levels.**

c) **The project is located within an airport influence area as determined by the Riverside County Airport Land Use Commission. The site is located approximately 0.50 miles from the nearest sensitive receptor, single family housing to the west. There is no significant impact in terms of noise generation from this facility as the dominant background noise emissions include aircraft operations from the nearby joint-use airport.**

d) **The Existing Focused EIR mitigation measures require the use of sound muffling equipment to assure that construction equipment does not create a temporary significant impact.**

e) **The project is located within a 65 – 69 dB noise contour for the nearby March Inland Port/March Air Reserve Base airport. The location of an industrial/warehouse use within these noise contours is an acceptable use consistent with the March ARB Air Installation Compatibility Use Zone Study and Riverside County Airport Land Use Plan.**

f) **The site is not located within proximity of a private airport.**

[3] Standard Land Use Coding Manual number 51: wholesale trade

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Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XII. POPULATION AND HOUSING.					
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a) **The Project does not include new housing. As discussed in the Land Use and Planning Section of this Initial Study, the project will help address the existing jobs/housing imbalance in Western Riverside County. Because the Specific Plan proposes employment generating, rather than residential land uses, it will not cause an increase in population.**

b,c) **The Project site consists of an already rough graded building pad and as such, does not contain any housing that would need to be replaced elsewhere. The Project would not remove or otherwise displace any housing or people. Accordingly, no replacement housing is required as part of the Project.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

XIII. PUBLIC SERVICES.

Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a

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FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities related to the listed public services. The following address the services identified above:

- **Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire Department. Substations are located on Van Buren Boulevard and Eucalyptus, with a third station to be built on a two-acre site within the March Business Center. While land for this site has been identified, there is no specific development proposal to construct it at the time of this Initial Study. Capital expenses for fire facilities are financed through the development impact fees adopted by March JPA, which funds development. The Project will contribute its impact fees for Fire Protection in accordance with March JPA regulations.**

- **Police Protection: Riverside County Sheriff's Department provides law enforcement services for the March JPA. Sheriff's substations are located within the cities of Perris and Moreno Valley. The March JPA annually pays $136,950 for additional patrols for Sheriff's officers located within the City of Moreno Valley. The Sheriff's Department capital facilities are financed through the Public Facilities development impact fee. Operations and maintenance for police services are financed through the Law Enforcement ½ cent sales tax and property taxes. The Project will contribute its impact fees for Police Protection in accordance with March JPA regulations.**

- **Schools: The Project will not directly add to the student population. As stated in the Focused EIR, school services will not be impacted because there is no increase in population connected with the implementation of this Project. However, all development within the JPA pays a school development impact fee. Based on this, the Project will not result in any impact to schools.**

- **Parks: The development of a business park does not require recreation facilities; accordingly, the Project will not result in any impact to recreation.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIV. RECREATION.					
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) As an industrial use, the Project would not generate the need for parks or recreational facilities, and would not result in any impact not previously evaluated in the Focused EIR.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XV.	**TRANSPORTATION / TRAFFIC.**				
Would the project:					
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Result in inadequate parking capacity?	☐	☐	☒	☐
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) The Focused EIR assumed that the area encompassing March Business Center would generate 74,900 total trips and 5,769 truck trips. A vehicle trip is defined as a single movement from one locale to another. For example, a vehicle moves from point A to B and then returns to point A. The movement between A to B defines a trip. The second movement between B to A consists of a subsequent trip. Every truck moving in and out of the site performs two trips. Transportation infrastructure has been constructed, and will continue to be built in accordance with the street improvement phasing schedule described in the Specific Plan. Based on the information presented, the project will generate approximately 223 total daily vehicular trips, including up to 15 daily truck trips. The roadway infrastructure identified in the March Business Center Transportation Phasing Plan (Table IV.B-6 of the Focused EIR) will accommodate these trips and will provide a minimum Level of Service (LOS) D or better at Specific Plan build-out conditions in 2025. Based on the foregoing, the proposed Project would not result in any new traffic related impacts not considered in the FEIR.

c) The project does not involve an aviation use and would not impact aviation operations at March or other facilities. No visible emissions will be generated by the proposed project, therefore, the proposed project would not impact arrival/departure operations at the nearby March ARB/IP airport. The Project will submit a form 7460-1 to the FAA to review the Project's impact, if any, on air navigation.

d,e) As implemented through the adoption of the Focused EIR, the street improvements for the March Business Center development meet all requirements of the County of Riverside and will provide for safe street use in terms of design speed, street section, location of curb cuts and level of service. The construction of Meridian Parkway, as identified in the March Business Center Specific Plan, will provide access to and from individual parcels for commuter traffic, freight vehicles, and emergency service providers.

f) The proposed Project has a minimum parking requirement of 68 spaces, and 71 are proposed.

g) As discussed in the mitigation measures summarized below, the Project and the larger Specific Plan development will facilitate bicycle use, transit service and the shifting of traffic from the traditional peak commuting periods and drive-along modes of travel through implementation of TDM measures. The Specific Plan incorporates bicycle paths, bus pull-outs, pedestrian

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sidewalks, and Metrolink facilities to accommodate alternative modes of travel.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVI.	**UTILITIES AND SERVICE SYSTEMS.**				
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	☐	☐	☐	☒

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The proposed Project will not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. The wastewater system has been approved by Western Municipal Water District and will flow to the existing wastewater treatment plant (WWTP) west of I-215 at Nandina Road, approximately two miles south of the site.**

b) **The proposed Project will be served by the Western Municipal Water District (WMWD). The**

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utilities analysis for the Focused EIR determined that water needs can be supplied to the entire March Business Center through existing water entitlements. As indicated in the Focused EIR, Western Municipal Water District is currently expanding the I-215/Nandina water treatment facilities to accommodate growth throughout the western Riverside County area. The impacts to the water service provision and waste water treatment capacity are consistent with the Focused EIR.

c) **The proposed Project will increase surface runoff. The Master Drainage Plan for the March Business Center was approved on February 19, 2003, and is currently under construction. A storm drain system and detention basin has been designed and constructed to accommodate Project-induced water runoff. With implementation of the storm drain facilities, storm water will be mitigated to below historic flows. Therefore the Project will have a less than significant impact on the storm drain system consistent with the Focused EIR.**

d) **See response to item b of this same section above.**

e) **The proposed Project will use the existing wastewater treatment facility which is located in the southern portion of March JPA. This wastewater reclamation plant has sufficient capacity to serve the proposed Project and is being expanded to accommodate additional growth in western Riverside County.**

f) **As discussed in the Focused EIR, the Riverside Countywide Integrated Waste Management 2000 Annual Report projects adequate capacity for Riverside County through the year 2024; therefore, the Project's solid waste generation will not be a significant impact on waste disposal facilities.**

g) **The Project will comply with all regulatory requirements regarding solid waste.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVII.	**MANDATORY FINDINGS OF SIGNIFICANCE**				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was

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analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) The Project is located on a graded pad within a master planned business park. The development will not impact any sensitive plant or animal species, or important examples of history or prehistory. The Project is consistent with the March Business Center Specific Plan in terms of land use type, development intensity, site design, trip generation, and other characteristics. Given the Project's consistency with the Specific Plan, its impacts were previously analyzed in the Focused EIR, and its contribution toward environmental impacts has been accounted for and mitigated. Accordingly, development of the Project would contribute toward the orderly implementation of the Specific Plan, a long-term planning document regulating development of Meridian, and would not achieve short term environmental goals to the disadvantage of long-term environmental goals.

c) As discussed above, the Project is a portion of a larger planned development governed by the Specific Plan. Because the Project is consistent with the Specific Plan, its impacts were evaluated in the Focused EIR, and therefore the Project would not introduce any cumulative impacts not previously considered in the Focused EIR.

d) As described in the Air Quality, Hazards and Hazardous Materials, Noise, Public Service, and Utilities and Service Systems sections of this Initial Study, the Project will not cause any new substantial direct or indirect adverse affects on human beings that were not previously analyzed in the Focused EIR.

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REFERENCES AND EARLIER ANALYSIS

Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. California Code of Regulations, Section 15063 (c) (3) (D).

Earlier Analyses Used, if any:

1. March Joint Powers Authority, 1999. General Plan of the March Joint Powers Authority.
2. March Joint Powers Authority, 1999. Master Environmental Impact Report for the General Plan of the March Joint Powers Authority.
3. March Joint Powers Authority, 2003. March Business Center Specific Plan.
4. March Joint Powers Authority, 2003. March Business Center Focused Environmental Impact Report.
5. U.S. Fish and Wildlife Service, 1999. Biological Opinion for the Disposal of Portion of March Air Force Base.
6. U.S Air Force, February 1996. Final Environmental Impact Statement, Disposal of Portion of March Air Force Base, California. Prepared with Earth Technology Corporation
7. U.S. Air Force, August 2005. March AFB AICUZ Study.
8. March Joint Powers Authority, 1996. March AFB Redevelopment Project & EIR, Urban Futures.
9. Riverside County Flood Control and Water Conservation District. Riverside County Area Drainage Plans.
10. March Joint Powers Authority, 1996. March Air Force Base Master Reuse Plan, prepared in association with Western Riverside Council of Governments, March Planning Team.
11. Riverside County Habitat Conservation Agency, 1995. Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California.
12. South Coast Air Quality Management District. CEQA Air Quality Handbook. April 1993, with November 1993 Update.
13. Department of Agriculture, Soil Conservation Service. Soil Survey, Western Riverside Area, California. November 1971.
14. March Joint Powers Authority, February, 2003. Traffic Circulation and Phasing Study, Riverside California.
15. Kimley-Horn and Associates, February 2003, March Business Center Master Drainage Plan
16. West Riverside County Natural Hazard Disclosure Map @ http://www.fire.ca.gov/ab6/nhd33w.pdf Riverside County Airport Land Use Commission, Riverside County Airport Land Use Plan, April, 1984
17. March Joint Powers Authority Cultural Resources Management Plan
18. Institute of Transportation Engineers, Trip Generation (7th Edition), 2003
19. U.S Army Corps of Engineers. Department of the Army Permit, April 18, 2003
20. South Coast Air Quality Management District, 2003. South Coast Air Quality Plan.
21. International Conference of Building Officials. California Building Code, 2001
22. March Joint Powers Authority, 1997. Development Code.
23. Lennar Partners, March 2003. Storm Water Pollution Prevention Plan
24. Finding of Suitability to Transfer, September 2004
25. South Coast Air Quality Management District, Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds, October 2006
26. JPA resolution 05-17, Approval of a Determination Regarding the Buildable Area within the March Business Center (Meridian) Specific Plan for Lots within the Accident Potential Zone Overlay Zoning Districts, April 2006
27. Scientific Resources Associated, 2008. Air Quality Technical Report for the Meridian Commercial Project, Unit 1, Lots 2, 5, and 6.

Location Where Earlier Analyses, if used, are available for review:
March Joint Powers Authority, 23555 Meyer Drive, Riverside, CA 92518

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MARCH JOINT POWERS AUTHORITY

ADDENDUM TO MARCH BUSINESS CENTER FOCUSED EIR IN SUPPORT OF THE APPROVAL OF A SITE PLAN FOR 44,772 SQUARE FOOT LIGHT INDUSTRIAL SHELL BUILDING

A. PROJECT INFORMATION

1.	**Project Title:**	Meridian Unit 1, Lot 2
2.	**Lead Agency Name and Address:**	March Joint Powers Authority 23555 Meyer Street Riverside, CA. 92518
3.	**Contact Persons and Phone Numbers:**	Grace Williams Senior Planner March Joint Powers Authority (951) 656-7000

4. Description of Project:

The proposed light industrial development consists of the following proposal:

Plot Plan No. 08-02: This proposal is to develop a 44,772 square foot building on 3.22 acres within the Meridian Business Center Specific Plan. The proposed light industrial shell building will be established with the intent that a future user will submit a tenant improvement application to show that they are in compliance with all project conditions of approval as well as the requirements of the Meridian Business Park Specific Plan. A portion of the site is located within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project is consistent with the March Joint Powers Commission Resolution 08-01 which determined the developable building areas for properties within Meridian located in APZ I and APZ II.

The Project is a subsequent development whose impacts were evaluated in the Focused EIR for the Meridian Specific Plan. It is consistent with the regulations and guidelines published in the Meridian Specific Plan and the Meridian Development Code. The Project Initial Study was prepared to evaluate any potential significant impacts that were not previously analyzed in the Meridian Specific Plan.

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact

report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166) State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.)

State CEQA Guidelines further provide that "the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (State CEQA Guidelines, § 15164(a).)

In addition, State CEQA Guidelines state that "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." (State CEQA Guidelines, § 15183.)

C. ANALYSIS

The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused Environmental Impact Report (EIR) for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(a)). An initial study was completed to analyze potential impacts related to factors such as aesthetics, biological resources, traffic, air quality and hydrology. While many of the factors were found to be consistent with the findings and conclusions of the Meridian Specific Plan EIR, a more careful look was taken at the air quality section to determine if there were any new effects associated with the proposed use that had not been previously looked at under the Certified EIR.

The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as a severe non-attainment area for ozone, a

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serious non-attainment area for carbon monoxide, and a serious non-attainment area for particulate matter less than or equal to 10 microns (PM_{10}). The SCAB is in attainment for nitrogen oxides (NO_x) and sulfur oxides (SO_x).

The air quality analysis in the Focused EIR analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed onsite stationary emissions associated with natural gas usage and offsite emissions associated with energy power plant emissions due to increased energy demand.

Emissions caused by Project-related construction activities (including site grading, trenching/utilities installation, and building construction) will be below the significance thresholds established by the SCAQMD (SRA, 2008). CO "hot spots" modeling at the I-215/Cactus Avenue interchange found that the Project would not contribute to an exceedance of the maximum one-hour CO concentration during either peak commuting hour (SRA, 2008). See Table 1 below for Estimated Construction Emissions with Mitigation –Lot 2.

Table 1
Estimated Construction Emissions with Mitigation – Lot 2

Emission Source	CO	ROG	NOx	SOx	PM_{10}	$PM_{2.5}$
Total Construction Emissions (lbs/day – Unmitigated)						
Site Grading						
Fugitive Dust - Grading	-	-	-	-	0.97	0.20
Grading Offroad Diesel	22.03	5.43	49.68	-	2.14	1.97
Grading Worker Trips	1.13	0.04	0.07	0.00	0.02	0.01
TOTAL	23.16	5.47	49.75	0.00	3.11	2.17
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Trenching/Utilities Installation						
Trenching Offroad Diesel	12.30	3.63	21.93	-	1.95	1.79
Trenching Worker Trips	1.41	0.05	0.08	0.00	0.01	0.01
TOTAL	13.71	3.68	22.01	0.00	1.96	1.80
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Building Construction						
Building Construction Heavy Equipment Exhaust	17.82	5.04	32.40	-	2.48	2.29
Building Construction Vendor Trips	3.32	0.40	4.81	0.01	0.23	0.20
Building Construction Worker Trips	4.22	0.14	0.25	0.00	0.03	0.02
Architectural Coatings Emissions	-	17.20	-	-	-	-
Architectural Coatings Worker Trips	2.51	0.08	0.15	0.00	0.02	0.01
Asphalt Offgassing	-	0.42	-	-	-	-
Asphalt Offroad Diesel	5.61	1.75	8.95	0.00	0.80	0.74

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Asphalt Onroad Diesel	0.75	0.15	1.96	0.00	0.09	0.08
Asphalt Worker Trips	0.85	0.03	0.05	0.00	0.01	0.00
TOTAL	**35.08**	**25.21**	**48.57**	**0.01**	**3.66**	**3.34**
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***

Operational on-road mobile sources of emissions were calculated for the year 2020 based on Average Daily Trip (ADT) Generation rates contained in the Traffic Circulation and Phasing Study for the Specific Plan. ADT's for the March Business Center were based on designated land uses in the Specific Plan.

The Focused EIR identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of over-riding considerations were adopted by the March JPA Commission. The significant impacts did not extend to the health risks from diesel exhaust, as the Focused EIR identified that March Business Center is well below the threshold of significance for potential cancer and other risks associated with car and diesel truck traffic within the project vicinity and the truck routes. The proposed use is a subsequent Project identified within the Focused EIR.

The Project is also consistent with designated land uses and zoning contained in the Specific Plan. Therefore, operational emissions including diesel particulates associated with the proposed facilities would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions other than natural gas are proposed for the facility in the future, additional CEQA analyses and review would be required.

A subsequent Air Quality Technical Report for the proposed project was prepared in November 2008 to evaluate the potential air quality impacts associated with the project site. The analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the proposed project would not conflict with the FEIR (SRA, 2008).

D. CONCLUSION

The Commission finds that its approval of the light industrial shell building would not result in any changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures which would require a supplemental or subsequent EIR. Accordingly, the Commission finds that the Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines sections 15162 and 15164.

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JOINT PUBLIC HEARING BETWEEN THE

JOINT POWERS COMMISSION

AND THE

PLANNING COMMISSION

OF THE MARCH JOINT POWERS AUTHORITY

Joint Public Hearing - JPA Operations
Agenda Item No. 9(a)

Meeting Date: January 21, 2009

Action: **ADOPT RESOLUTION #JPA 09-02: 1) ADOPTING AN ADDENDUM TO THE CERTIFIED EIR FOR MARCH BUSINESS CENTER SPECIFIC PLAN; 2) APPROVE PLOT PLAN 08-02 LOCATED AT 14500 INNOVATION DRIVE, SUBJECT TO CONDITIONS OF APPROVAL; AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION**

Planning Commission Proposed Motions:

1) Find that the proposed project as conditioned, is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Planning Commission, and recommend that the March Joint Powers Commission adopt the EIR Addendum;
2) Adopt the Planning Commission Findings;
3) Recommend that the Joint Powers Commission adopt the Project Conditions of Approval for Plot Plan No. 08-02; and
4) Recommend that the March Joint Powers Commission adopt Resolution #JPA 09-02 approving Plot Plan No. 08-02.

Joint Powers Commission Proposed Motions:

1) Find that the proposed project is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Joint Powers Commission, and adopt the EIR Addendum;
2) Adopt the Findings;
3) Adopt the Project Conditions of Approval for Plot Plan No. 08-02;
4) Adopt Resolution #JPA 09-02 approving Plot Plan No. 08-02; and
5) Direct staff to file a Notice of Determination in accordance with the March Joint Powers Authority's CEQA Guidelines.

Applicant: Horizon VDA Investments, LLC

Previous Action: None.

Description of Project:

The proposed light industrial/manufacturing development consists of the following proposals:

Plot Plan No. 08-02: This proposal is to develop a 44,772 square foot building on 3.22 acres within the March Business Center (aka Meridian) Specific Plan. The proposed industrial shell building will be constructed with the intent that a future user will submit a tenant improvement application demonstrating compliance with all project conditions of approval and other requirements of the March Business Center Specific Plan. A portion of the site is located within Accident Potential Zone I (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project is consistent with the March Joint Powers Commission Resolution #JPA 08-01, which established the developable building areas for all properties within Meridian located in APZ I and APZ II.

Pursuant to the March Business Center Specific Plan, permitted uses in the Industrial land use designation include warehouse facilities, custom manufacturing, light manufacturing, medium manufacturing and other industrial land uses. Due to the establishment of the Accident Potential Overlay on this site, uses must also comply with the parameters established in the Air Installation Compatibility Use Zone (AICUZ) Study, which limits development to one-story buildings and low intensity uses specified in Table 3-1 of the AICUZ.

The proposed building will be 38' in height, whereas allowed building height may be up to 80 feet, in a one-story configuration, where all building setbacks meet or exceed the proposed building height. The proposed building complies with height and setback requirements on all sides of the building.

In accordance with the approved development standards and Floor Area Ratio (FAR) for the Specific Plan, the allowed building square footage for this site is 70,131 square feet (Floor Area Ratio of 0.50 per Table III-2 in the Specific Plan), whereas the proposed development is at 44,772 square feet (FAR of 0.32) at build-out. Additionally, because a portion of the project site is within an Accident Potential Zone (APZ I), the project is subject to March Joint Powers Commission Resolution #JPA 08-01 that establishes the buildable areas for Meridian properties located within APZ I and APZ II. According to Resolution #JPA 08-01, the allowed FAR within the APZ is 41.30%. The project proposes a FAR of 40% within the APZ. As such, the project is consistent with the provisions of Resolution # JPA 08-01.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
Site	Industrial	Vacant, rough graded lot within Meridian Business Park
North	Mixed Use	Horizon Business Park development
West	Mixed Use	Falcon Business Park development
South	Industrial	Majestic III development
East	R.O.W.	BNSF Rail Lines and I-215 Freeway

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area:	70,131 s/f (maximum)	44,772 s/f
Site Area:	30,000 s/f (minimum)	140,263 s/f
Floor Area Ratio (Max):	50%	32%
Setbacks: Required	F-20' S-20'/20' R-25'	F-20' S-70'/91' R-45'
Landscape Required	10% (min allowed)	24.04% (per landscape plan)
Max. Building Height	35' (standard) 80' (with enhanced setbacks)	38'
Maximum Building Stories	1/2 story *	1 story
Parking	Industrial: 68 spaces required	Industrial: 71 provided

* Although the base Industrial zoning district allows 2 stories, the vast majority of the site is limited to one story through the limitations placed on the Accident Potential Zones through Resolution #JPA 08-01.

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:

The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Force Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The following Policies are consistent with the objectives of developing the proposed warehouse/industrial use within the March Business Center (Meridian) Development:

The General Plan Land Use Map designates this property as appropriate for industrial uses, as identified by Resolution #JPA 03-02.

The General Plan definition of Industrial uses identifies that Industrial uses include manufacturing, research and development, warehousing and distribution centers (General Plan of the MJPA; Table 1-4; P. 1-24). Industrial areas are generally served by arterial roadways,

providing automobile and public mass transit access. These areas are characterized as major employment concentrations. Development in this category is generally within a campus like setting or cluster development pattern.

General Plan Land Use Policy 1.1: Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offers a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

Conformance with the March Business Center Specific Plan:
The March Business Center Specific Plan, adopted on February 26, 2003 provides the framework for the development of the 1,290-acre Meridian development. The Specific Plan divides the Business Park into land use designations, including Business Park, Industrial, Commercial, Office, Mixed-Use and Park/Recreation and Open Space. Within each land use designation, the Specific Plan further establishes the development standards and permitted uses. The proposed development complies with the requirement of the Specific Plan, as listed below:

The project conforms to the required development standards from the March Business Center (Meridian) Specific Plan, inclusive of required building setbacks, site landscaping, building height, FAR and parking requirements. The development of this site with a warehouse/industrial building is consistent with permitted uses identified in the Industrial Specific Plan land use designation.

Conformance with the Air Installation Compatible Use Zone Study for MARB:
The approved Specific Plan requires compliance with the AICUZ document through the use of an Accident Potential Zone Overlay District, adopted as part of the Specific Plan. The proposed project is partially located within Accident Potential Zone I (APZ I), and thus that portion must comply AICUZ requirements. Approximately 2.40 acres of the 3.22 acre site (74 percent) is located within APZ I. The project is subject to Resolution #JPA 08-01, a resolution by the March Joint Powers Commission that determined the developable building area for properties located in APZ I and II within the March Business Center. Pursuant to Resolution #JPA 08-01, the project site is limited to a 41.3% Floor Area Ratio and a maximum building size of 43,000 within the APZ area. The Project proposes that 41,630 s/f of the 44,772 s/f building be located within APZ I, resulting in a 40% Floor Area Ratio within the APZ. This proposal is consistent with the provisions of Resolution #JPA 08-01.

The March Business Center Specific Plan approved 106.15 acres within the Accident Potential Zones. Through the approval of Resolution #JPA 08-01, development within the 106.15 acres in the Accident Potential Zones was restricted to a total lot coverage of 19.99% on a gross basis. In accordance with the Resolution, the developable areas are located on the periphery of the Accident Potential Zones while the area closest to the extended center line of the runway (center of the APZs) are reserved for open space. To date, four developments within Meridian have been constructed within the Accident Potential Zones. Inclusive of this proposed Project, a total of 242,100 square feet of building area have been approved within the Accident Potential Zones to date, which translates to a current lot coverage of 5.2%.

As required by the MARB, the project has been conditioned to: a) comply with OSHA standards as it relates to employee safety and health issues; b) use non-reflective building materials during and after building construction; c) have all lighting directed downward to reduce glare; and d) require that any potential use of flammable, combustible or explosive materials on the project

site be further reviewed by the Air Force and March JPA. On December 30, 2008, the JPA received FAA and MARB clearance of proposed building elevations on the project site.

Conformance with the March Business Center Design Guidelines:
The March Business Center Design Guidelines establish the development requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage, as listed below:

Architecture/Color Palette: Buildings are constructed of tilt-up concrete panels designed in a contemporary, geometric design with a reoccurring grid module to create development consistency. Prominent entry features are used to emphasize entrances and provide variation in the building elevations.

The buildings incorporate Svelte Sage (SW 6164) and Ancient Marble (SW 6162) field colors; Coastal Plain (SW 6192) accent; Connected Grey (SW 6165) wainscot; as well as aluminum clear anodized storefront (with 2" x 4 ¼" minimum sections) and low reflectance glazing (Blue Visteon 1/4" 2000R). Mojava pro-fit ledgestone (PF-8014) is used to provide contrast at development entry features. The proposed architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Screening: The site will incorporate perimeter screen walls to the west, east and north to screen the truck court located near the southeast portion of the site. All openings to the building will be screened through the use of landscaping along the southerly, easterly and northerly property lines. All sanitation facilities are fully screened by 8' high screening walls and placed behind the building. Screening of parking is accomplished by a continuous hedge and heavily landscaped setbacks, as identified in the development landscape plans.

Landscaping: The project street frontage is dominated by landscape installed and maintained by the project developer, consisting of a double row of Grace Ferns, Fantex Ash Trees and Crepe Myrtles along Innovation Drive; a double row of Mondell Pines and Fantex Ash Trees along a portion of the easterly property line to screen any visibility of outdoor storage. All internal landscape is consistent with the landscape palette identified in the Design Guidelines. Both the LLMD landscaping and internal on-site landscaping are irrigated with a reclaimed water system.

Exterior Lighting: Given the proximity of the airport, the March Business Center Design Guidelines provide specific requirements that restrict all exterior project lighting to low or high pressure sodium lighting, fully shielded fixtures with the source of illumination not visible above the horizon, maximum of 24' above finished grade, and a maximum illumination of 0.5 candle/foot^2 at the property line. Accordingly, the project conditions of approval require that the developer complies with the exterior lighting requirements of the March Business Center Design Guidelines requirements.

Development Signage: All development signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. This is a separate application and review which has not been submitted to date for this development, but is required to be approved by staff prior to the issuance of signage permits.

CEQA Analysis:

Master EIR

March Air Force Base realigned to March Air Reserve Base on April 1, 1996. Conversion of the base from an active duty military installation to an Air Reserve Base resulted in the transfer of approximately 4,400 acres of land from the Air Force to March JPA. The potential environmental effects of the re-development of 4,400-acres described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Focused EIR for March Business Center

The Focused EIR for the 1,290-acre March Business Center development was certified by the March Joint Powers Commission on February 26, 2003. The Focused EIR analyzed the development of approximately 13 million square feet of various land uses, including Business Park, Industrial, Mixed-Use, Office and Commercial land use designations. The Focused EIR analysis included the generation of 74,900 external trips from the business park, which were considerably less than the 131,400 trips projected in the Master EIR (MBC Focused EIR pg. IV-16). Through the environmental analysis, the Focused EIR identified project level and cumulative air quality impacts that would remain significant after mitigation, and thus a Statement of Overriding Considerations was adopted by the March Joint Powers Commission. The MBC Focused EIR further found that all other environmental impacts associated with the proposed project would either be less than significant or could be mitigated to less-than-significant levels for impacts on land use planning, transportation/traffic, hazards and hazardous materials, hydrology/water quality, aesthetics, noise, geology and soils, public services, biological resources, and utilities and service systems (MBC Focused EIR pg. VI-2).

Addendum to the Certified EIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached EIR Addendum for the proposed Project Enterprise Center tiers off the previous environmental analysis from the Master EIR and Focused EIR, and finds that all environmental impacts associated with the proposed project would either be less than significant or will be mitigated to a less-than-significant level through the existing mitigation measures adopted in the March Business Center Focused EIR.

California Environmental Quality Act (CEQA) Compliance

CEQA and the *State Guidelines for Implementing CEQA* ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies:

(1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify the ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

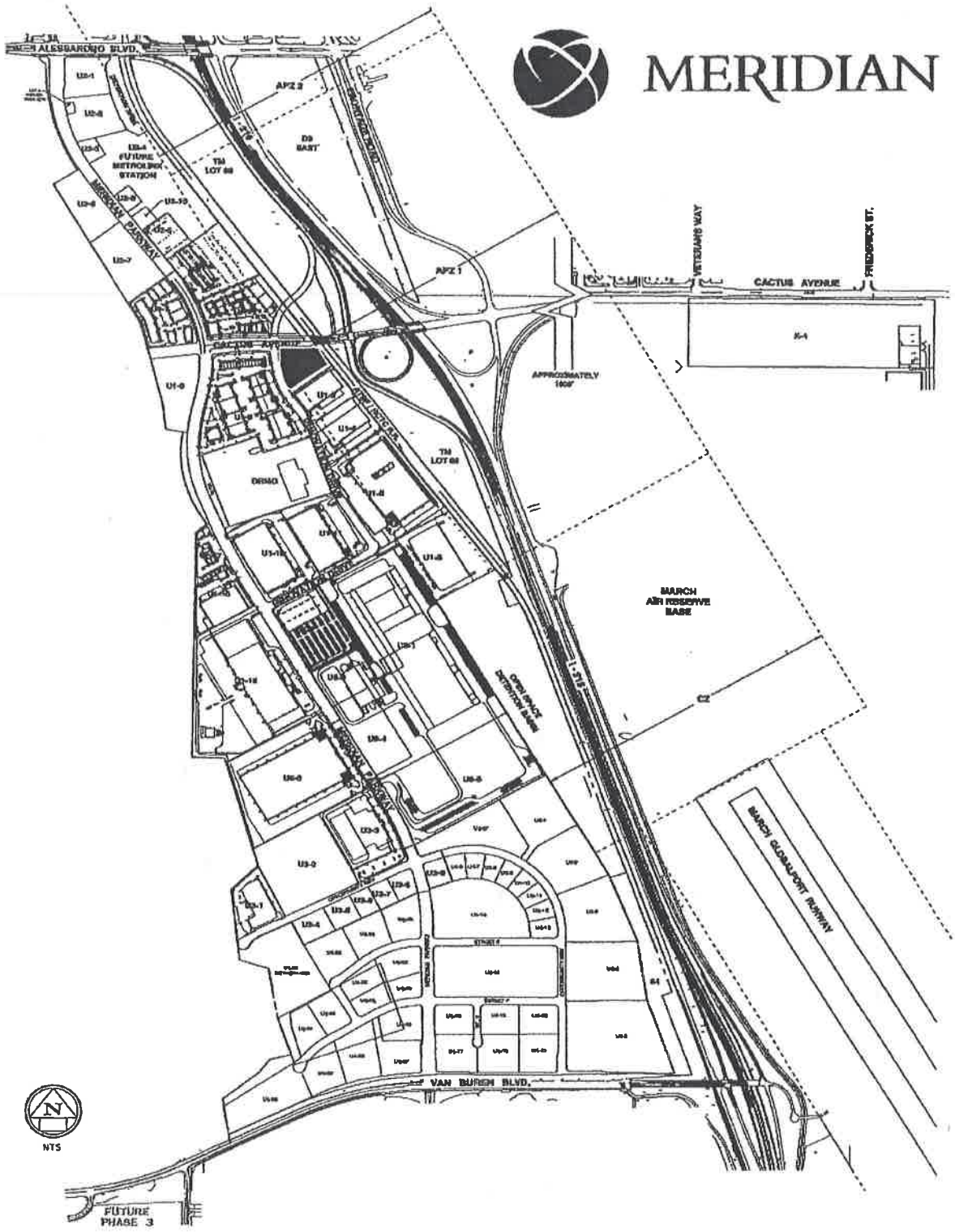
(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

Conclusions:

Staff concludes that the proposed plot plan meets all requirements of the Specific Plan and Design Guidelines. Furthermore, the Addendum to the Certified EIR for March Business Center (Meridian) provides full analysis under CEQA, and appropriately identifies that impacts of the proposed Warehouse/Industrial development are less than significant with project mitigation as identified in the Addendum and project conditions of approval.

Attachments:

1) Meridian North Campus Site Plan.
2) Conditions of Approval.
3) Applicant's Narrative.
4) Reduced Site Plan.
5) Reduced Building Elevations.
6) Reduced Landscaping Plans.
7) Planning Commission Findings.
8) Resolution #JPA 09-02 for the adoption of the Addendum to the Certified EIR (SCH2002071089); approval of Plot Plan 08-02.
9) Initial Study/Addendum to the EIR.
10) Air Quality Technical Report available at the JPA offices for review.


MERIDIAN
ALESSANDRO BLVD.
APZ 2
APZ 1
CACTUS AVENUE
VETERANS WAY
FREDERICK ST.
APPROXIMATELY 1600'
TM LOT 68
DEMO
MARCH AIR RESERVE BASE
I-215
MARCH GLOBALPORT RUNWAY
VAN BUREN BLVD.
FUTURE PHASE 3
NTS
LNR Property Corporation
Kimley-Horn and Associates, Inc.
NORTH CAMPUS COMPOSITE
March 27, 2007

9(a) 29

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. The proposed project includes the following application:

   Plot Plan No. 08-02: This project will develop a 44,772 square foot building on 3.22 acres within the Meridian Business Center Specific Plan. The proposed light industrial shell building will be established with the intent that a future user will submit a tenant improvement application to show that they are in compliance with all project conditions of approval as well as the requirements of the Meridian Business Park Specific Plan. A portion of the site is located within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. Therefore, future users that will have the potential of utilizing or storing hazardous materials on site shall be required to meet with the JPA and MARB prior to submitting a Tenant Improvement application for review. The proposed building is consistent with the March Joint Powers Commission Resolution 08-01 which determined the developable building areas for Meridian properties within Meridian located in APZ I and APZ II.

2. The site shall be developed in accordance with these conditions of approval on file in the Planning Division, the March Business Center Specific Plan, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the approved color scheme and materials, labeled PP08-02, Exhibit M, dated 4/2/2008. (MJPA 9.14.020)

3. The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBITS, in addition to revisions made through these conditions of approval. Approved Site Plan = PP 08-02, Exhibit A-1, dated 4/21/08. Approved Elevation Plans = PP 07-02, Exhibit C, Amended No. 1, dated 12/19/08. Approved Materials Board = PP 08-02, Exhibit M, dated 4/21/2008.

4. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's development or related approvals, including but not limited to CEQA approvals, permits, variances, plot plans, design plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

5. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

6. This development is located within Specific Plan SP 02-01. The provisions of the specific plan including the permitted uses, the design guidelines, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

7. The development and allowed uses will comply with the Riverside County Airport Land Use Commission (ALUC) requirements, as identified in the Specific Plan. (MMRP)

8. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

9. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all developments emitting stationary source air pollutants. In addition, all developments involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

10. Any new users that will utilize or store any form of hazardous materials on the project site shall meet with the JPA and the March Air Reserve Base staff prior to submitting a Tenant Improvement application for processing. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. (MMRP)

11. Service, storage, maintenance, loading and refuse collection areas are to be located out of view of public roadways, and buildings on adjacent sites. (MJPA Design Guidelines) Due to limitations to the site design (i.e. Fire turnaround area on the site, public view of the site from neighboring Right of Ways, and parking requirements) any future user interested in implementing an outside storage area on the project site shall submit a proposal, a screening plan and line of site plan to the JPA Planning Manager and Riverside County Fire for review and approval.

12. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

13. The development shall provide preferential parking spaces for car pools and vanpools. (MMRP)

14. Stationary source emissions from commercial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR) Meet with Edison's Savings By Design Staff to identify the feasibility of participating in their program for special rebates and/or financial assistance. Contact Charlie Nadig of Southern California Edison for further information at (909) 357-6238.

15. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5' loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes. (MJPA 9.11.040)

9(a)31

16. Final site plans for Planning review must include the following:
(a) A minimum of three bicycle parking spaces for each building entrance.
(b) Service, storage, maintenance, loading and refuse collection areas out of view from streets and adjacent buildings and screened by dense landscape and architectural barriers.
(c) Trash enclosures must comply with JPA standards and must be fully screened by a 6' high decorative wall and finished opaque screening gates.
(d) All service areas must be concrete paved.

17. All utilities shall be under-grounded. (MJPA 9.13.130)

18. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

19. Prior to issuance of precise grading permits, a final landscaping plan for the project must be submitted to JPA Planning for review and approval. The following items must be addressed in the final landscaping plan:

(a) LLMD's water meters, controllers, point of connections, electrical meters and all irrigation to remain in place. Any proposed changes need to be specifically identified and a plan of repair with a timeline submitted for approval.

(b) Contractor will be responsible for all damage and repairs to existing landscape and irrigation. All LLMD modifications are to be approved by Danny Whaley and "as- built" drawings submitted upon completion.

(c) All proposed landscape trees along Innovation Drive should be triangulated with the existing LLMD trees.

(d) Landscaped areas within each lease parcel, including side and rear yards, shall be maintained by individual lease parcel tenants.

(e) Maintenance of each individual lease parcel shall conform to standards for common area maintenance.

(f) If any existing landscape is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the tenant.

(g) Irrigation systems shall be designed to maintain the proposed vegetation.

(h) Irrigation systems shall comply with the March JPA Development Code

(i) Submission of a complete irrigation system design shall be required consistent with Section 2 of these Guidelines and the Development Code. (In accordance with the Landscape Irrigation Efficiency Ordinance, use of reclaimed water, analysis of micro climates and water use zones, reduction in overspray, and seasonal analysis of irrigation schedules will be performed during construction plan review. All irrigation must comply with the Landscape Irrigation Conservation Ordinance)

20. A uniform and comprehensive Sign Program is required for a multi-tenant development which shall be a separate application and review by the Planning Division. The Sign Program shall be submitted to and approved by the Planning Department prior to the issuance of any signs, inclusive of center monument signs. All signs shall comply with the Design Guidelines, the Development Code and the approved Sign Program. (MJPA 9.12.020) Building Plan signs shall include the following:

    (a) Permitted (1) building mounted illuminated sign on the facade facing the road serving as primary vehicular access to site and one additional sign if located on another street frontage (not to exceed two signs total)

    (b) Height of sign shall not exceed 30% of the height of the façade and 10% of the building length

    (c) Maximum length of (20) feet and a maximum of (80) S.F.

    (d) For buildings in excess of 200 feet in length, they can have a maximum of two signs on each approved façade. The maximum length of the two signs shall not exceed 10% of the building length (or a maximum length of forty (40) feet and a maximum of one hundred and sixty (160) square feet).

21. Prior to building permit issuance, the developer or developer's successor-in- interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

22. Prior to the issuance of building permits, the developer shall provide to the Planning Department written certification by the affected school district that either the:

    (1) development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or

    (2) fee or other requirement does not apply to the development.

23. Prior to the issuance of building permits, a detailed screening plan shall be submitted for Planning Division review and approval as a component of the construction plan review. The screening plan shall identify the following:

    (a) All roof equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building design.

    (b) Any changes that will add to the approved structure heights by the FAA dated December 30, 2008, shall require a separate FAA Form 7460-1 submittal. (MJPA Design Guidelines)

    (c) A theme wall, minimum of 10' above on-site finished grade elevation (unless a different height is necessary to provide further screening of outside storage areas), shall be installed along the easterly property line. The final wall height and length is subject to Planning review and approval.

    (f) All chain linked fence shown on the plan shall be black vinyl coated fencing.

The screening plan shall include cross section views to the north, south, east and west of the project site. These cross-sections must illustrate the effectiveness of proposed screening methods.

24. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum and shall not be mounted more than 24' above finished grade. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot illumination beyond the property line. (MJPA 9.08.100) All pedestrian walkways and building entries shall be illuminated to provide secure routes of travel. Building entries may be lit with soffit, bollard, and step or comparable lighting. Lighting plans shall include the following:

    (a) Entry areas should be lit to provide an inviting glow from the interior

    (b) Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas.

    (c) Accent lighting for landscaping areas shall be shielded and be HPS only.

    (d) Lighting for service areas shall be shielded and be HPS or LPS type.

25. Prior to the issuance of a Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity, subject to approval by the Fire Department and Edison. (MJPA Design Guidelines)

26. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information. (MMRP)

LANDSCAPE PROVISIONS

1. All landscape located adjacent to parking areas shall be protected by a raised 6" extruded curb. (MJPA Design Guidelines)

2. The landscape plans shall include landscape materials and design for all on site bio-swales and drainage basins. The landscape design for the basin along Innovation Drive shall be coordinated with Trilake for consistency with approved WQMP and drainage studies. Any

changes to the landscaped areas must be submitted to JPA Planning and LLMD for review and approval.

3. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07). All on site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP) The use of reclaimed water, analysis of micro climates and water use zones, reduction in overspray, and seasonal analysis of irrigation schedules will be performed during construction plan review.

4. All parking facing the street shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm. (MJPA Design Guidelines)

NPDES

1. Prior to the issuance of grading or building permits, the developer shall submit evidence of a Storm Water Pollution Prevention Plan (SWPPP) and acknowledgement by the State Water Resources Control Board that a Notice of Intent has been processed for this site.

2. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

3. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

4. Prior to the issuance of building permits, the developer or developer's successor-in-interest shall submit and receive approval of a Storm Water Quality Management Plan addressing long term development storm water mitigation measures.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

3. All construction activities shall be limited to between 7:00 am and 8:00 pm as feasible. (MEIR)

PUBLIC WORKS DIVISION (Trilake Engineering)

With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and standards and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be pursuant to Riverside County Flood Control, Riverside County Transportation Department, and Western Municipal Water District standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

    a. New onsite drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

    b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

    c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

    d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.

    e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

    f. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by the Planning Department and Water Quality Board. The parkway on and offsite landscaping may be utilized for this purpose.

g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to MJPA Public Works Engineer for review and approval.

4. This project is part of the existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts. Additional landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with the ADA requirements and standards.

7. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

8. Reciprocal access and utility easements shall be considered during development of individual buildings.

9. Onsite striping, lighting, and landscaping shall be reviewed and approved by the Planning Department.

BUILDING & SAFETY DIVISION (Willdan)

The following referenced documents have been reviewed to help ensure conformance with California Administrative Code, Title 24, primarily part 2, and the California Building Code, 2007 Edition.

PROCEDURE FOR PLAN CHECK:

- Contact Amy Hayden at MJPA (951-656-7000) FOR A PLAN CHECK APPLICATION ONCE PLANNING REVIEW IS APPROVED. Please complete as much of the application as you can, this will expedite permit issuance.

REVIEW COMMENTS:

Willdan offers Electronic Plan Review. The electronic plan review service is user friendly, saves time on submitting plans, and reduces cost on shipping and plotting plans. If you are interested in signing up and submitting your plans electronic please call our San Bernardino Willdan's Office at 909-386-0200 or send an email to ecope@willdan.com titled "Electronic Plan Review." There is no additional cost on submitting your plans electronically. Note the finial sets will have to be plotted, stamped and wet-signed once they are approved electronically.

The following items are to be addressed within the building department review process;

Based upon my discussion with Dennis Roy, the building appears to be within allowable sq. ftg. (Approximately 45,000 sq. ft. w/ 40 ft. setback on one side, 60ft. plus all other sides).

1) Provide 2 sets plans and calculations along with a soils report no more than 12 months old to building department along with a set for Planning Dpt. Review. If you choose to submit electronically, Planning department will require a hard copy at initial submittal for bldg. Plan check.

2) The geotechnical recommendations/requirements shall be included within the foundation plan.

3) Provide special inspection program on plans per 2007 CBC 1704 and 1705. The special inspection tables within Chapter 17 shall be referenced into the drawing plan set.

4) Provide the following on plans per CBC 1706.1. All content and wording shall be exact. "Contractor Responsibility: Each Contractor or Sub-Contractor responsible for the construction of the wind and/or seismic resisting system that is listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work requiring special inspection. The contractor's statement of responsibility shall contain the following:
   1) Acknowledgment of awareness of the special requirements contained in the statement of special inspections;
   1) Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official;
   2) Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and
   3) Identification and qualifications of the person(s) exercising such control and their position(s) in the organization."

FIRE DIVISION (Riverside County Fire Department)

1. Shell buildings will receive a shell final only. No certificate of occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.

   Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant, a Fire Protection Analysis report may be required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

2. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to classify the building(s) occupancy. Failure to provide comprehensive data and/or highly technical information will result in project delay and requirement for a complete Fire Protection Study for review.

3. During the construction of this project, the site address should be clearly marked and posted at the job site entrance. This will enable incoming emergency equipment to locate the job site from the assigned street location. Numbers shall be a minimum of 24 inches in height.

4. Building plan check fee of $212 or/up to $1,063 (Deposit based fee) shall be paid to the Riverside County Fire Department after our office has reviewed and conditioned the plans.

5. Minimum required fire flow shall be 2875 GPM for a 2-hour duration at 20- PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building (s) having a fire sprinkler system.

6. ON-site super fire hydrants, on a looped system (6" X 4" X 2-1/2" X 2-1/2") be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.

7. Prior to the issuance of building permit the applicant or Developer shall separately submit two copies of the water system improvement plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing; system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

THE APPLICANT/DEVELOPER SHALL COMPLY WITH ALL OF THE FOLLOWING CONDITIONS PRIOR TO THE FINAL FOR OCCUPANCY.

8. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

9. Install a complete fire sprinkler system in all buildings requiring a fire flow of 1500 GPM or greater. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement included on the title page of the building plans. (Current deposit based fee for sprinkler plan check is $614 per riser).

   Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. That monitors fire sprinkler system water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for monitoring plan check is $192.00)

10. Prior to final for occupancy the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required Fire Lanes with appropriate lane painting and/or signs.

11. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to the center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

12. Applicant/Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank(s) shall meet the following standard: Tank must be tested

and labeled to UL2085 Protected Tank Standard or SWRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current deposit based fee for plan check is $217.00 for first tank, plus $32.00 for each additional tank)

13. The Rapid Entry System Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (Current deposit based fee for plan check is $212.00)

14. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius will be used.

15. Gate(s) shall be automatic or manual operated, minimum 20 feet in width. Gate access shall be equipped with the Knox Company rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot-pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the Knox System shall remain open until closed by the Knox System. (Current plan check fee is $212.00; fee is subject to change.)

16. Final conditions will be addressed when building plans are reviewed in the Building and Safety Office.

MARCH AIR RESERVE BASE (MARB)

1. This proposed development is in the 65 to 70 decibel (dB) range of Community Noise Equivalent Level contours related to mission flights. Employees and regularly received public may require protection using noise abatement (noise level reduction) provided in construction design. Additional hearing protection for employees may be required by OSHA, or other agencies as related to safety and health in a high noise level work environment.

2. Materials provided in construction must be non-reflective. All reflective materials such as outside ductwork, windows and roofs be painted or covered with a non-reflective material and all outside lighting must be downward directed.

3. The terminal use of the facility that may include highly combustible materials, highly flammable materials, chemicals, or explosives must be submitted to the MJPA for review and approval with the coordination of the MARB.

WESTERN MUNICIPAL WATER DISTRICT

1. When water or sewer service is requested for any new parcels, an individual water and sewer service will be required. Installation of water and sewer service requires payment of Western's connection fees and any other costs associated with installation of a commercial water meter assembly.

2. The plans do not provide sufficient detail for Western to provide meaningful comments related to water and sewer connections. More detailed plans related to the following need to be submitted: water connections to distribution mains (both fire and domestic; currently no laterals are shown),

connections to the sewer system and detailed drawings of the on-site private water, fire and sewer system. Please review Western's Commercial Plan Check Package for submittal formats and requirements.

3. The enclosed "Industrial Water Survey" needs to be submitted and reviewed by Western prior to any sewer connection. Depending upon the type of process being proposed at each facility, Western may want to review, approve and/or require a private pre-treatment system. Western may also require each building to have a dedicated sewer flow measuring/sampling location.

4. The customer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

Exhibit A
Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

7. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The development shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Exhibit B
Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

8. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

9. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618

April 14, 2008

March Joint Power Authorities
23555 Meyer Drive
Riverside, CA 92518

Re: *Meridian Lot 2 Unit 1*
Plot Plan Application – Project Narrative
RGA Project No. 08021.00

Dear Sir or Madam:

The Project Applicant, Horizon VDA Investments LLC, for whom we are a representative, proposes to construct a 44,800 square foot one story shell building on an existing mass-graded 3.22 acre site. The site is located on the southeast corner of the intersection of Cactus Avenue and Innovation Parkway in the Meridian Business Center Specific Plan area. The site is designated as Lot 2 of the Unit 1 phase development. A building address of 14500 Innovation Drive, Riverside, CA 92518 has been assigned by the JPA.

The project has been designed to be in compliance with the March Business Center Specific Plan and the March Business Center Design Guidelines. The project is being proposed as a shell building with no specific tenant identified at this time. Anticipated uses include office, light assembly, and warehousing, all of which are consistent with current zoning guidelines. The number of proposed employees is unknown at this time.

Architectural relief has been provided on the two street frontage elevations, as well as the railroad elevation, which also faces towards the 215 corridor. A painted concrete theme wall with stone pilasters, consistent with the Meridian Theme Wall, is proposed along the railroad frontage to provide screening of truck yard operations. The primary building entrance, anticipated office locations, and majority of site landscaping are oriented towards the street intersection in order to provide maximum architectural interest at the primary project visibility point.

Please refer to the submitted drawings and application materials for additional project information.

Sincerely,
RGA

Dennis Roy, NCARB AIA
Principal

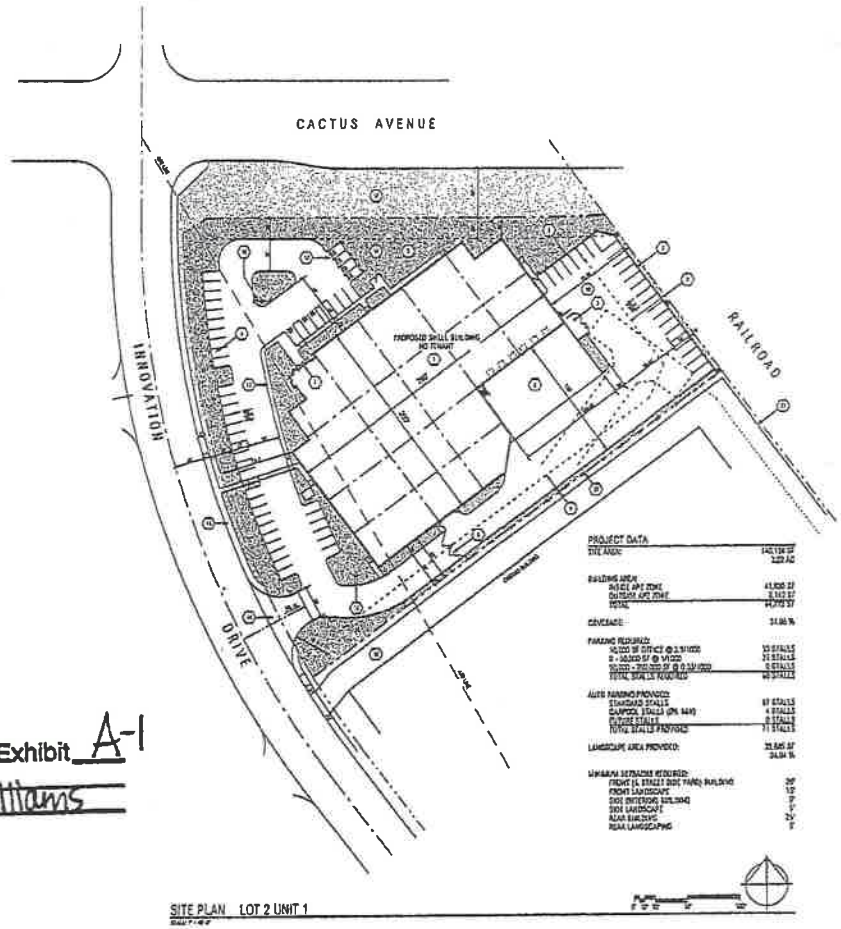
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T 949-341-0920
FX 949-341-0922

STANDARD JPA NOTES

KEYNOTES

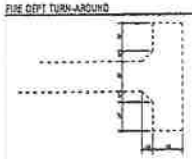


SITE PLAN LOT 2 UNIT 1

PROJECT DATA

SITE AREA:	142,174 SF 3.26 AC
BUILDING AREA: INSIDE APE ZONE OUTSIDE APE ZONE TOTAL	41,000 SF 3,340 SF 44,340 SF
COVERAGE:	31.06 %
PARKING REQUIRED: 10,000 SF OFFICE @ 2.5/1,000 0 - 40,000 SF @ 1/1,000 40,000 - 200,000 SF @ 0.5/1,000 TOTAL STALLS REQUIRED	25 STALLS 31 STALLS 0 STALLS 56 STALLS
AUTO PARKING PROVIDED: STANDARD STALLS CAMPUS STALLS (3% MAX) HANDICAP STALLS TOTAL STALLS PROVIDED	97 STALLS 4 STALLS 8 STALLS 111 STALLS
LANDSCAPE AREA PROVIDED:	35,845 SF 24.84 %
MINIMUM SETBACKS REQUIRED: FRONT (IL ZONES SIDE YARD) BUILDING FRONT LANDSCAPE SIDE (ADJACENT BUILDING) SIDE LANDSCAPE REAR BUILDING REAR LANDSCAPING	20' 15' 0' 5' 25' 5'

FIRE DEPT TURN-AROUND



GENERAL NOTES

UTILITY PROVIDERS

VICINITY MAP



Case No. PP08-02 Exhibit A-1
Date: 4/21/08
Signature: G. Williams

RGA
Office of Architectural Design

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

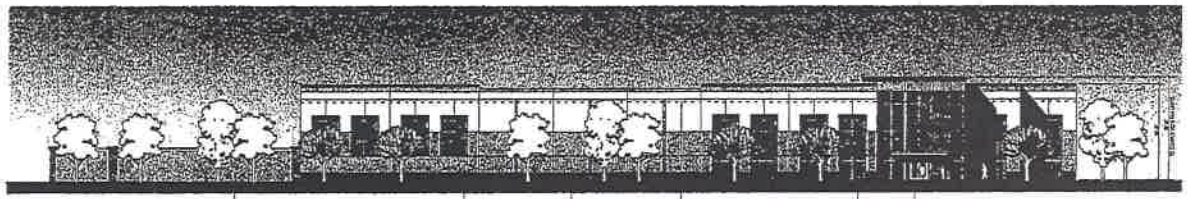
MERIDIAN

VDA
Van Der Ahe

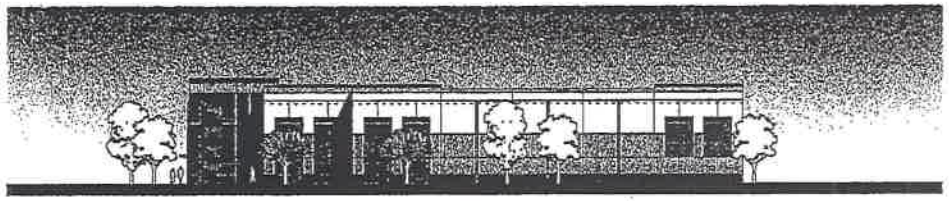
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC SITE PLAN

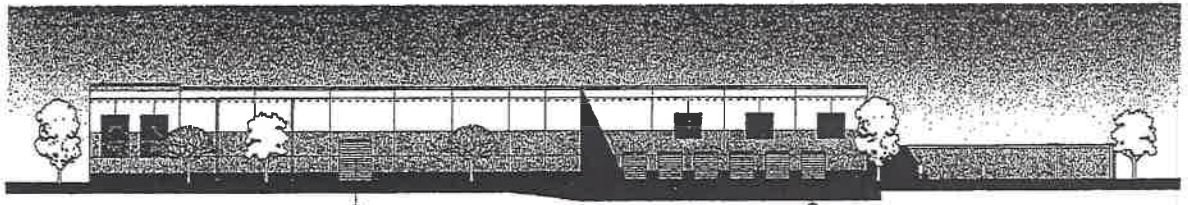
SHEET A1-1-P



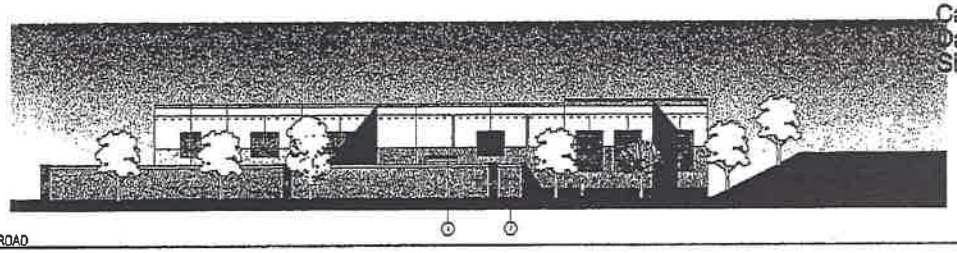
NORTH ELEVATION - CACTUS AVENUE



WEST ELEVATION - INNOVATION DRIVE



SOUTH ELEVATION



EAST ELEVATION - RAILROAD

KEYNOTES

FINISH SCHEDULE

Case No. PP08-02 Exhibit C
Date: 12/19/2008
Signature: B. Williams

Amended No. 1

RGA

HORIZON INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

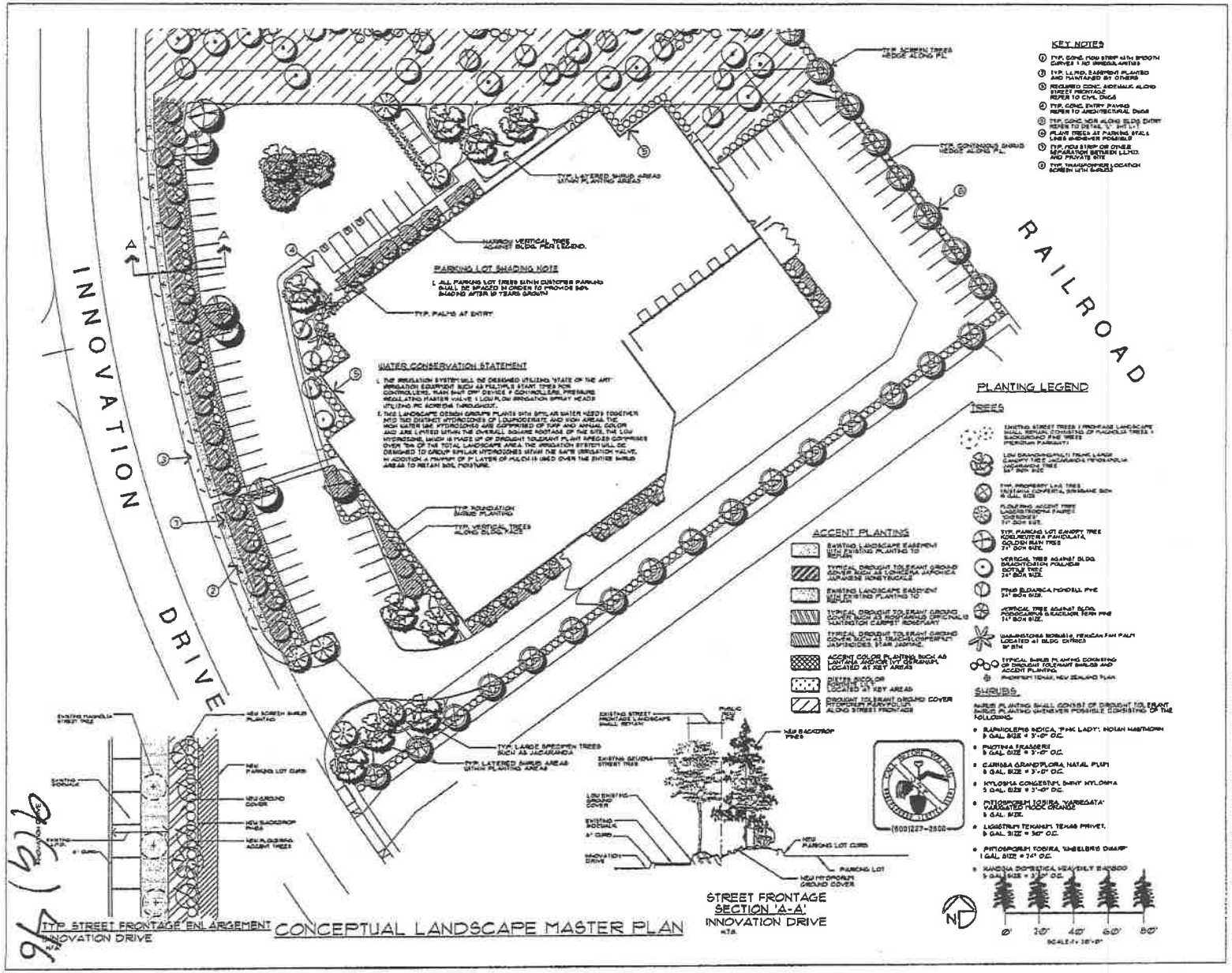
VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-
VINCENT VC IE

SCHEMATIC ELEVATIONS

A1-3-P

9/9/08



RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

T 949-341-0820
FAX 949-341-0822

SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
LANDSCAPE ARCHITECTURE
LAND PLANNING
SITE PLANNING
LAKE ELSINORE, CA. 92532
PH. 909-471-8161

MERIDIAN LOT 2
UNIT 1
OCCOD INNOVATION DRIVE
RIVERSIDE, CA 92518

28440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-0600
VINCENT VON DER AHE

NO	REVISIONS/ ISSUANCE	DATE

RGA PROJECT NO.	9405.00
OWNER PROJECT NUMBER	
CAD FILE NAME	9405PHD-LSMP
DRAWN BY:	DP
CHK'D BY:	DB
COPYRIGHT	RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET L-1

PLANNING COMMISSION FINDINGS
Plot Plan No. 08-02

1) Find that the proposed project as conditioned is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Planning Commission, and recommend that the March Joint Powers Commission adopt the EIR Addendum.

2) The proposed project is consistent with the March Business Center Specific Plan.

3) The proposed project is consistent with the March JPA General Plan and its goals, policies, programs, and land use map.

4) The proposed project is consistent with the March JPA Development Code.

5) The proposed project complies with all applicable zoning and other regulations.

6) The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

7) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

EXHIBIT B

Plot Plan 19-03
Meridian Unit 1 Lot 2 Industrial Warehouse Project

CEQA Consistency Memo

MARCH JOINT POWERS AUTHORITY

CONSISTENCY FINDING FOR AN ADDENDUM TO THE MARCH BUSINESS CENTER FOCUSED EIR FOR THE APPROVAL OF A 48,806 SQUARE FOOT LIGHT INDUSTRIAL SHELL BUILDING COMPARED TO AN APPROVED 44,772 SQUARE FOOT LIGHT INDUSTRIAL SHELL BUILDING APPROVED IN 2009

A. PROJECT INFORMATION 10-16-20

1. Project Title: Innovation Industrial
Meridian Unit 1, Lot 2

2. Lead Agency Name and Address: March Joint Powers Authority
23555 Meyer Street
Riverside, CA. 92518

3. Contact Persons and Phone Numbers: Jeffrey Smith
Senior Planner
March Joint Powers Authority
(951) 656-7000

4. Description of Project:

Site/Project History. The Project site is located within the MJPA March Business Center Specific Plan (MBCSP) and Meridian site exception area as identified in the 2014 March Airport Land Use Comprehensive Plan (ALUCP). This exception area consisted of properties that were subject to entitlements (SP-1 and SP-5) with development agreements in effect prior to the adoption of the 2014 March ALUCP. The March ALUCP included language that exempted subsequent projects in these areas from compliance with March ALUCP compatibility criteria and ALUC review. The exception was only to be valid as long as the indicated specific plans and associated development agreements remained in effect.

On January 21, 2009 the MJPA Commission approved a 44,772-square foot warehouse project on the 3.22-acre VDA site ("2009 project"). The project was not subject to ALUC review or the ALUC compatibility criteria in place at that time. The 2009 approval expired on January 21, 2012; an updated Site Plan was then submitted to MJPA In July 2019. Pursuant to the provisions stated in the attached March Joint Powers Authority letter dated November 8, 2017, the development agreement expired without extension and no longer applies to the subject property. Therefore, the updated Project became subject to ALUC review and the 2014 March ALUCP compatibility criteria.

Surrounding Land Uses. The project site is the last vacant parcel of contiguous properties to the north and south (over 1,200 acres) that are already developed with warehouses of various sizes (ranging from less than 6,000 square feet up to over 700,000 square feet) within this portion of the March Joint Powers Authority (MJPA) property long planned for private development. For example, the project site is surrounded by existing light industrial and warehousing, including the following:

- Horizon Business Park to the north (across Cactus Ave) with ten light industrial buildings ranging in size from 9,000 to 13,000 square feet with a variety of small manufacturing/assembly and commercial uses;

- Falcon Business Park to the west across Innovation Drive, with seven warehouse buildings ranging in size from 13,000 to over 100,000 square feet and housing uses such as P&P Uniforms, Emerson Ecologics, Stanley Security, and Fastenal; and

- Several warehouses to the south ranging in size from 85,000 to 700,000 square feet and housing uses such as ModusLink and Southwest Distribution Inc.

March Business Center Specific Plan (MBCSP). The MBCSP Focused EIR (SP-5) was approved by MJPA in February 2003 (SCH# 2002071089) which addressed overall development of the March Business Center (1,290 acres of industrial, business park, office, commercial, and open space uses). On August 4, 2020 a Subsequent EIR (SCH# 2009071069) was approved that modified the development plan for the northern portion of the property and changed the name of the development to the Meridian Specific Plan Amendments.

Approved Project. On January 21, 2009, the March Joint Powers Commission considered and approved Plot Plan 08-02 and an Addendum to the Certified March Business Center Focused EIR, for the development of a 44,772 square foot industrial shell building on a 3.22 acre vacant parcel within the March Business Center (aka Meridian) Specific Plan Area. Construction of the approved project never occurred due to the economic downturn at the time and building permits were never executed so the approval lapsed after 36 months (January 21, 2012).

When the project was approved it was not subject to review by the Riverside County Airport Land Use Commission (ALUC) review or the ALUC compatibility criteria in place at that time because of the aforementioned exception. This proposal was to develop a 44,772 square foot building on 3.22 acres within the MBCSP. The proposed light industrial shell building would be established with the intent that a future user will submit a tenant improvement application to show that they are in compliance with all project conditions of approval as well as the requirements of the MBCSP. A portion of the site was determined to be within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project was found to be consistent with the March Joint Powers

Commission Resolution 08-01 which determined the developable building areas for properties within Meridian located in APZ I and APZ II. The Project was a subsequent development whose impacts were evaluated in the original Focused EIR for the MBCSP in 2003. It was consistent with the regulations and guidelines published in the MBCSP and the Meridian Development Code. An Initial Study was prepared that determined there were no potential significant impacts that had not been previously analyzed for the MBCSP.

In July 2019, Innovation Industrial Partners LLC (formerly Horizon VDA Investments LLC), inquired about the prior approval and was informed by MJPA Planning Staff that a Pre-Application Meeting and new project submittal would be required. On August 21, 2019, the March Joint Powers Authority held a Pre-Application Meeting for a proposed industrial building project within the Meridian Business Center Specific Plan Area.

On August 26, 2019, Innovation Industrial Partners LLC (the "Applicant"), submitted an application to develop a 50,900 square foot speculative industrial warehouse "shell" building on an existing mass-graded 3.22 vacant parcel within the Meridian Business Center Specific Plan Area, specifically at the southeast corner of the intersection of Cactus Avenue and Innovation Parkway. The Meridian Unit 1 Lot 2 (Meridian U1L2) project site is located west of the I-215 Freeway, southwest of the I-215 Freeway / Cactus Avenue off ramp. The building address is 14500 Innovation Drive, Riverside, California, 92518.

Proposed Modified Plan. The applicant, Innovation Industrial Partners/Vincent Von Der Ahe (VDA). proposes to construct a 48,806 square foot industrial warehouse building on the 3.22-acre VDA site. This plan is approximately 4,034 square feet or 9 percent larger than the approved project (44,772 square feet). Based on ALUC recommendations, the site plan originally approved by MJPA was modified to substantially reduce the amount of office use (which has higher occupancy) compared to the lower occupancy warehouse use. To accomplish this, parking was relocated to the east side of the building and the building was moved to the west to minimize the amount of office space within the APZ I Zone which is more restrictive in terms of occupancy compared to the APZ II zone.

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166) State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is

only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.). State CEQA Guidelines further provide that "the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (State CEQA Guidelines, § 15164(a).)

In addition, State CEQA Guidelines state that "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." (State CEQA Guidelines, § 15183.)

In this case, the MJPA is considering the approval of a light industrial building with 48,806 square feet on this property based on the CEQA determination for the previously approved project on this site with 44,772 square feet. This conclusion is appropriate because the current project will not create any new or substantially different impacts compared to the approved project for which an EIR Addendum has already been prepared and approved. The following analysis will demonstrate the proposed modified plan is generally consistent with the approved plan and its environmental impacts will be similar or equivalent to those identified in the Initial Study and EIR Addendum prepared for the approved project in 2010.

C. ANALYSIS

The development of industrial uses within the March Business Center Specific Plan (MBCSP or Meridian) was analyzed in the certified March Business Center Specific Plan Focused Environmental Impact Report (EIR) (SCH#2002071089) in 2003 ("Focused EIR"). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to this objective and to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The currently proposed Project would provide a 48,806 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.35. The currently proposed Project is not seeking a variance from applicable regulations or guidelines.

On August 4, 2010 MJPA certified a Subsequent EIR (SCH# 2009071069) for the most recent amendments to the Meridian SPA which included the VDA property ("Subsequent EIR"). On January 21, 2009, MJPA as the lead agency for the VDA project determined pursuant to CEQA

Guidelines Section 15183 that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(a)). An Initial Study was completed to analyze potential impacts related to aesthetics, biological resources, traffic, air quality, hydrology, etc.

The following analysis will briefly compare the anticipated impacts of the currently proposed Project with those identified in the 2003 Focused EIR, the 2009 Subsequent EIR, and the 2010 Initial Study/EIR Addendum ("Addendum") which is included as Attachment B to this document.

1. Aesthetics

The Subsequent EIR and the Addendum both found the project site contained no scenic resources and was not proximate to a scenic highway. They also found the project would not block views of any scenic vistas. The approved project would increase light and glare but would be consistent with the design guidelines of the Meridian Specific Plan so visual impacts would not be significant and no mitigation was required.

The proposed modified site plan would incrementally increase the size of the approved warehouse building but it is in the same location and would still have the same overall appearance, height, and lighting/reflective surfaces as the approved project. Therefore, aesthetic impacts of the modified plan are equivalent to those of the approved project. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to aesthetic impacts and no additional mitigation is required.

2. Agricultural and Forest Resources

The project is still in the same location, and the Subsequent EIR and Addendum both concluded the VDA project site contained no agricultural resources such as prime soils, agricultural uses, or Williamson Act contracts. They concluded the project would have no significant impacts on agricultural resources and no mitigation was required. Subsequent to the Addendum, forest resources were added to the CEQA Checklist, however, the site contains no trees as forest resources so this issue does not apply to the VDA project.

The conditions regarding agricultural resources that existed at the time the Subsequent EIR and Addendum were approved have not changed for the VDA site. In addition, there are still no forest resources on the project site. Therefore, the modified site plan will have no impacts relative to and no mitigation is required. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to agricultural or forest impacts and no additional mitigation is required.

3. Air Quality

The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as a severe non-attainment area for ozone, a serious non-attainment area for carbon monoxide, and a serious non-attainment area for particulate matter less than or equal to 10 microns (PM_{10}). The SCAB is in attainment for nitrogen oxides (NO_x) and sulfur oxides (SO_x).

The air quality analysis in the Focused EIR analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed onsite stationary emissions associated with natural gas usage and offsite emissions associated with energy power plant emissions due to increased energy demand.

Emissions caused by Project-related construction activities (including site grading, trenching/utilities installation, and building construction) will be below the significance thresholds established by the SCAQMD. CO "hot spots" modeling at the I-215/Cactus Avenue interchange found that the Project would not contribute to an exceedance of the maximum one-hour CO concentration during either peak commuting hour. See Table 1 below for Estimated Construction Emissions with Mitigation for the 2010 Subsequent EIR project and the 2020 proposed Project.

Operational on-road mobile sources of emissions were calculated for the year 2010 Subsequent EIR Project and estimated for the proposed 2020 Project based on Average Daily Trip (ADT) Generation rates contained in the Traffic Circulation and Phasing Study for the Specific Plan. ADT's for the March Business Center were based on designated land uses in the Specific Plan.

The Focused EIR identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of over-riding considerations were adopted by the March JPA Commission. The significant impacts did not extend to the health risks from diesel exhaust, as the Focused EIR identified that March Business Center is well below the threshold of significance for potential cancer and other risks associated with car and diesel truck traffic within the project vicinity and the truck routes. The proposed use is a subsequent Project identified within the Focused EIR. In addition, Table 1 demonstrates that the proposed modified site plan (2020 Project) does not exceed the daily SCAQMD thresholds so its impacts would be less than significant.

The Project is also consistent with designated land uses and zoning contained in the Specific Plan. Therefore, operational emissions including diesel particulates associated with the proposed facilities would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions other than natural gas are proposed for the facility in the future, additional CEQA analyses and review would be required.

Table 1
Estimated Construction Emissions with Mitigation (pounds/day) for 2010 and 2020 Projects

Emission Source	CO	ROG	NOx	SOx	PM_{10}	$PM_{2.5}$
Site Grading						
Fugitive Dust - Grading	-	-	-	-	0.97	0.20
Grading Offroad Diesel	22.03	5.43	49.68	-	2.14	1.97
Grading Worker Trips	1.13	0.04	0.07	0.00	0.02	0.01
2010 PROJECT TOTAL	23.16	5.47	49.75	0.00	3.11	2.17
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Trenching/Utilities Installation						
Trenching Offroad Diesel	12.30	3.63	21.93	-	1.95	1.79
Trenching Worker Trips	1.41	0.05	0.08	0.00	0.01	0.01
2010 PROJECT TOTAL	13.71	3.68	22.01	0.00	1.96	1.80
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Building Construction						
Building Construction Heavy Equipment Exhaust	17.82	5.04	32.40	-	2.48	2.29
Building Construction Vendor Trips	3.32	0.40	4.81	0.01	0.23	0.20
Building Construction Worker Trips	4.22	0.14	0.25	0.00	0.03	0.02
Architectural Coatings Emissions	-	17.20	-	-	-	-
Architectural Coatings Worker Trips	2.51	0.08	0.15	0.00	0.02	0.01
Asphalt Offgassing	-	0.42	-	-	-	-
Asphalt Offroad Diesel	5.61	1.75	8.95	0.00	0.80	0.74
Asphalt Onroad Diesel	0.75	0.15	1.96	0.00	0.09	0.08
Asphalt Worker Trips	0.85	0.03	0.05	0.00	0.01	0.00
2010 PROJECT TOTAL	**35.08**	**25.21**	**48.57**	**0.01**	**3.66**	**3.34**
2020 ADJUSTED PROJECT TOTAL[1]	**38.24**	**27.48**	**52.94**	**0.01**	**4.00**	**3.64**
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***

[1] 2020 project represents a 9% increase building size over 2010 project (48,806 v. 44,772 SF) – site grading and trenching/utilities installation assumed to be equivalent to 2010 figures.

A subsequent Air Quality Technical Report for the 2010 approved project was prepared in November 2008 to evaluate the potential air quality impacts associated with the project site. The analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the 2010 Subsequent EIR project would not conflict with the FEIR.

The modified site plan would have 9 percent more square feet but a similar number of loading/unloading docks or bays compared to the approved 2010 project, so the operational air quality impacts of the modified site plan, including health risks and odors, would be equivalent

to those of the project evaluated in the Subsequent EIR and the Addendum which are less than the SCAQMD daily thresholds. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to air quality impacts (i.e., no new of significantly different impacts) and no additional mitigation is required.

4. Biological Resources

The Meridian Specific Plan is covered by a Biological Opinion (BO) from the U.S. Fish and Wildlife Service (USFWS) regarding Stephen's kangaroo rat (SKR) and least Bell's vireo which inhabits riparian (stream-side) areas in the surrounding region. The Subsequent EIR and Addendum both concluded the VDA site had already been rough graded and did not contain any biological resources either in terms of listed or sensitive species of plants or animals, no drainages under the jurisdiction of state or federal agencies, wetlands, wildlife movement corridors, etc.

The project site is within the SKR Habitat Conservation Plan (HCP) and is now covered by the Multiple Species Habitat Conservation Plan (MSHCP) of western Riverside County. Payment of the SKR HCP and MSHCP fees will help mitigate regional impacts to biological resources covered by those plans. The modified site plan contains more square footage but occupies the same site and is still in the same general condition (e.g., rough graded with no identified biological resources) compared to the approved project. The impacts of the modified site plan on biological resources would therefore be equivalent to those of the project evaluated in the Subsequent EIR and the Addendum which were determined to be less than significant with mitigation (e.g., nesting bird survey, payment of SKR HCP fee). Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. For the reasons outlined above, the modified plan is consistent with the Subsequent EIR and Addendum relative to biological resources (i.e., no new of significantly different impacts) and no additional mitigation is required.

5. Cultural and Tribal Resources

Western Riverside County has been inhabited by Native American (NA) tribes for thousands of years. The Focused EIR and the Addendum determined that, even though the project site had been previously disturbed (rough graded) and no cultural resources (historical or archaeological) were found onsite, it is possible that grading may reveal unanticipated cultural artifacts or human remains. The EIR contained mitigation for archaeological monitoring if resources were discovered during grading, and state law (State Health and Safety Code Section 7050.5) prescribes procedures if human remains are found during excavations. In addition, local NA tribes have expressed interest in consulting with lead agencies and monitoring grading of development projects to help protect tribal resources.

The proposed modified site plan covers the same site as the approved VDA project and its condition is similar to that at the time the Focused EIR and Addendum were approved (rough graded, no resources visible). Development under the modified site plan would have similar impacts to cultural resources to those identified for the approved project as outlined in the EIR and Addendum (i.e., less than significant) and would be equivalent to those of the project evaluated in the Subsequent EIR and the Addendum which are less than significant. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the EIR and Addendum relative to cultural impacts (i.e., no new of significantly different impacts) and no additional mitigation is required.

6. Geology and Soils

The Focused EIR and Addendum determined the VDA project would have no impact or less than significant impacts related to regional seismicity, fault rupture, groundshaking from seismic events, liquefaction, various soil constraints, and would not use septic systems. The EIR contained technical information about regional and local earthquake faults, expected levels of groundshaking, the potential for liquefaction, landslides, or other soil constraints (e.g., expansion, lateral spreading, corrosivity, etc.) and recommended mitigation that development be consistent with the conclusions and recommendations of the various technical studies.

The current proposed Project occupies the same site as the approved project so its geological and soil constraints would be the same as those identified in the Focused EIR and Addendum. In addition, the modified site plan would be subject to seismic design constraints of the California Building Code (CBC) and a site-specific geotechnical study which is required as part of the development review process through MJPA. Development under the modified site plan would therefore have similar impacts to geology and soils as those identified for the approved project evaluated in the Subsequent EIR and the Addendum which are less than significant. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to geology and soils (i.e., no new of significantly different impacts) and no additional mitigation is required.

7. Hazards and Hazardous Materials

The Focused EIR and Addendum found the project would have less than significant impacts related to transport or handling of hazardous materials due to regulatory compliance and the light industrial nature of the proposed warehouses. The site is not near any residential uses or schools and is not on the state Cortese list for hazardous material sites. The site is within the Airport Land Use Plan of the March Air Reserve Base and was evaluated for consistency in the original Focused EIR and the Subsequent EIR. At those times the VDA project was found to be consistent with the land use plan for the base but mitigation was included to assure the project

design would not significantly impact aircraft operations or safety surrounding the base.

The Addendum indicated a portion of the site was within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project was found to be consistent with the March Joint Powers Commission Resolution 08-01 which determined the developable building areas for properties within Meridian located in APZ I and APZ II. When the project was approved in 2009 it was not subject to review by the Riverside County Airport Land Use Commission (ALUC) and the ALUC compatibility criteria in place at that time. Both the Focused EIR and Addendum determined the project would have less than significant impacts related to hazards and hazardous materials.

In 2014 (i.e., subsequent to the 2009 approval) the VDA Project became subject to ALUC review and the current ALUC compatibility criteria. After review and changes based on ALUC review, the modified site plan places all of the higher occupancy office use in the APZ II zone with only the lower occupancy warehouse use within the APZ I zone. This modified site plan complies with all the current applicable Air Force and ALUC compatibility criteria. Therefore, the modified site plan will have impacts related to hazards and hazardous materials similar to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum (i.e., less than significant). Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to hazards and hazardous materials (i.e., no new of significantly different impacts) and no additional mitigation is required.

8. Hydrology and Water Quality

The Focused EIR, the Subsequent EIR, and the Addendum evaluated the potential impacts of the MBCSP (including the project) on regional and local hydrology, groundwater supply, flooding, as well as water quality. It was assumed essentially all the site would be covered with impervious surfaces except the landscaped areas. The EIRs and Addendum determined the project would have less than significant impacts on all water-related resources and issues with regulatory compliance and implementation of mitigation (hydrology study approval and design consistent with the study, water quality permits as applicable, etc.).

The project site for the modified site plan has not changed in terms of total acres or development of impervious surfaces compared to the approved project (i.e., 3.22 acres). Development under the modified site plan would therefore have similar impacts to hydrology and water quality as those identified for the approved project evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the EIR and

Addendum relative to hydrology and water quality (i.e., no new of significantly different impacts) and no additional mitigation is required.

9. Land Use and Planning

The VDA project proposed a warehouse on a site designated for such use under the Focused EIR, the Subsequent EIR, and the Addendum. The main variable of the projects was the size of the building (i.e., the total amount of warehouse space), where the building was located and oriented on the site, and the location of the office space within the building. The previous CEQA documents concluded the project would have no impacts regarding dividing an established neighborhood or consistency with established land use plans such as the Meridian Specific Plan.

The modified site plan is consistent with the Meridian Specific Plan in terms of use, intensity (floor area ratio), height, and design. Development under the modified site plan would therefore have equivalent land use and planning impacts compared to those identified for the approved project evaluated in the Subsequent EIR and the Addendum which are less than significant with specific plan compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to land use and planning (i.e., no new of significantly different impacts) and no additional mitigation is required.

10. Mineral Resources

The Subsequent EIR and Addendum determined the VDA project would have no impact on mineral resources as the site and surrounding area are not designated as significant sources of minerals and no mitigation was required.

The current proposed Project occupies the same site as the approved project so its impacts on mineral resources would be the same as those identified in the Focused EIR and Addendum (i.e., no impact). Therefore, the modified plan is consistent with the EIR and Addendum relative to mineral resources (i.e., no new of significantly different impacts) and no additional mitigation is required.

11. Noise

The Focused EIR, Subsequent EIR, and Addendum evaluated potential noise impacts of the proposed warehouse project and found them to be less than significant. This conclusion was based on the type of use proposed and surrounding land uses (either all light industrial or commercial) and the I-215 Freeway (as a major source of vehicle noise) is adjacent to the east of the site. The site is also within the noise contours of the March Air Reserve Base so the Subsequent EIR contained mitigation to assure workers and visitors to the project would not experience significant noise impacts.

The modified site plan proposes warehouse uses in the same location as the approved project but with a slightly larger building but still consistent with the specific plan design guidelines. Development under the modified site plan would therefore have equivalent noise impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to noise (i.e., no new or significantly different impacts) and no additional mitigation is required.

12. Population and Housing

The original Focused EIR, Subsequent EIR, and the Addendum concluded the specific plan (which included the VDA project) would only generate additional employment and not result in additional housing or population for the area since the planned use was light industrial (warehousing).

The modified site plan will still result in light industrial uses on the site which do not generate additional population or housing in the area or require replacement housing to be built. Therefore, the Project will have no impacts relative to population and housing, similar to the conclusions reached in the Subsequent EIR and the Addendum, and no mitigation is required.

13. Public Services

The Focused EIR, Subsequent EIR, and Addendum concluded the planned development would result in incremental increases in the need for police and fire services, but would not increase the need for school facilities or services, park or recreational facilities or services, or other public facilities over baseline conditions. In addition, the March Business Center (now Meridian) Specific Plan has been in place for many years so service agencies have made long-term plans to accommodate the growth it represents. Impacts were determined to be less than significant with implementation of proposed mitigation for new facilities and payment of development impact fees.

The modified site plan would incrementally increase police and fire protection services by introducing an additional 4,034 square feet of warehousing into the Project area over the approved project area of 44,772 square feet. However, the Project will pay appropriate Development Impact Fees (DIFs) and school impact fees to help accommodate new growth. Development under the modified site plan would therefore have equivalent public service impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance.

14. Recreation

The Focused EIR, Subsequent EIR, and Addendum concluded the planned development would not result in impacts to parks or recreational facilities and services. Impacts were determined to be less than significant with payment of development impact fees.

The modified site plan would likewise not increase the need for parks or recreation services in the Project area. The Project will pay appropriate Development Impact Fees (DIFs) and school impact fees to help accommodate new growth. Development under the modified site plan would therefore have equivalent recreation impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant.

15. Transportation/Traffic

The Focused EIR estimated the entire March Business Center (now Meridian) Specific Plan would generate a significant amount of traffic and cause Levels of Service (LOS) within the MBCSP and surrounding area to exceed established thresholds, although impacts could be reduced through installation of improvements within the MBCSP area, the payment of Development Impact Fees (DIFs), and fair share contributions toward intersection and road improvements identified in the MBCSP traffic study, including freeway ramp improvements.

Due to its size and location, the proposed modified site plan will not generate significant traffic impacts in and of itself. In addition, much of the MBCSP has been developed and many of the improvements originally recommended have been installed. The Project will still be required to pay the local DIF as well as the County-wide Transportation Uniform Mitigation Fee (TUMF) to help fund its portion of regional traffic impacts. Development under the modified site plan would therefore have equivalent traffic impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to traffic and transportation (i.e., no new of significantly different impacts) and no additional mitigation is required.

16. Utilities and Service Systems

The Focused EIR estimated at buildout the MBCSP (now Meridian) would substantially increase wastewater generation, consumption of water, generation of runoff and solid waste which would necessitate various infrastructure improvements such as drainage channels, water and wastewater pipelines, etc. With planned improvements, the Focused EIR determined all utility impacts could be reduced to less than significant levels. The Subsequent EIR and Addendum made similar conclusions specifically about the VDA project which requires a minimal amount of additional

infrastructure to serve it.

The modified site plan will not generate more runoff than anticipated under the Subsequent EIR and Addendum since the same amount of impervious surfaces is being created at the site. The slightly larger building will generate slightly more wastewater and consume slightly more water depending on if or how many additional employees it has compared to the approved project. The Project will pay established development impact fees (DIFs) and connection fees to local utilities including water and wastewater/sewer. Development under the modified site plan would therefore have equivalent utility impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to utilities and service systems (i.e., no new of significantly different impacts) and no additional mitigation is required.

17. Mandatory Findings of Significance

The Subsequent EIR concluded the project would not have significant impacts regarding any resources or constraints with implementation of mitigation, specific plan consistency, and regulatory compliance. The Addendum made similar conclusions specifically for the VDA project.

The modified site plan is incrementally larger than the approved project but the analyses in Sub-sections C.1 through C.16 above indicate that development under the modified site plan would have equivalent direct and indirect impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to direct, indirect, short-term v. long-term, and cumulative impacts (i.e., no new of significantly different impacts) and no additional mitigation is required.

D. CONCLUSION

The Commission finds that its approval of the 44,806 square foot light industrial shell building would not result in any changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects as identified in the Focused EIR in 2003, the Subsequent EIR prepared in 2010, or the Addendum prepared in 2009. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures which

would require a supplemental or subsequent EIR. Accordingly, the Commission finds that the proposed modified site plan is consistent with the VDA Project approved by the Commission and supported by an EIR Addendum in 2009 which is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines sections 15162 and 15164.

VDA VMT DISCUSSION

In the past the analysis of transportation and traffic impacts under CEQA focused on Level of Service (LOS) which measured congestion at local intersections and roadway segments. The emphasis of these past studies was to assure the street grid network functioned well with minimal congestion which allows for efficient movement of vehicles. The current focus is to encourage active transportation (e.g., pedestrians, bicyclists, etc.) and transit and to limit increases in Vehicle Miles Travelled (VMT).

In 2013 the state legislature passed SB 743 which requires agencies to focus on reducing VMT rather than LOS as a determination of significance under CEQA. Per the 2020 CEQA Statute and Guidelines, vehicle miles traveled (VMT) is "the most appropriate measure of transportation impacts." According to the State of California's *Technical Advisory on Evaluating Transportation Impacts in CEQA* "residential, office, and retail projects tend to have the greatest influence on VMT." The State Office of Planning and Research (OPR) recommended that specific thresholds outlined in the Technical Advisory be used for analysis and mitigation of those types of projects but also advised that lead agencies may develop thresholds for other project types if they so desire.

OPR and the 2020 State CEQA Guidelines mandate the use of quantitative VMT calculations starting July 1, 2020. However, WRCOG and SCAG have not yet adopted sub-regional thresholds against which to compare project VMT generation to determine if a project meets the recommended VMT reductions under SB 743 (i.e., 15 percent below the sub-regional threshold), therefore, Project impacts cannot be compared to sub-regional thresholds to determine significance.

The general guidance from the State to date has been that projects which decrease overall VMT will be considered to not have a significant impact under the new analysis guidelines. The proposed VDA warehouse Project site is located in the March Joint Powers Association (March JPA) jurisdiction adjacent to the eastern portion of the City of Riverside and to the western portion of the City of Moreno Valley. The general area around the Project site has been adding warehousing and light industrial uses for many years, but the overall composition of Riverside and t Moreno Valley is still largely residential.

At present, both Riverside and Moreno Valley are considered housing rich and jobs poor although both jurisdictions have been making strides in recent years to add new employment-generating uses. SCAG considers communities that have a job/housing ratio of 1.15, which is the regional average, as maintaining a healthy balance of trip generating vs. trip attracting uses, thereby helping to minimize regional VMT over the long-term. The Project will add new workers to the area's workforce which will help improve the jobs/housing balance. This new employment will also reduce out of town commute trips for residents who work at the Project so residents can travel shorter distances to work and work-related destinations.

Based on available information, the Project will incrementally help improve the local jobs/housing balance and reduce VMT in the area, so it will not conflict and is consistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts are **less than significant** and no mitigation is required.

ATTACHMENT A
PROJECT PLANS

STANDARD JPA NOTES

LEGAL DESCRIPTION

KEYNOTES



SITE PLAN LOT 2 UNIT 1

PROJECT DATA

SITE AREA

APZ LAND AREAS
INSIDE APZ ZONE
OUTSIDE APZ ZONE

APZ BUILDING AREAS
INSIDE APZ ZONE (MAX 25 OCC. PER AC)
OUTSIDE APZ ZONE (MAX 100 OCC. PER AC)

BUILDING AREA
FIRST FLOOR OFFICE 4,800 SF
SECOND FLOOR OFFICE 4,800 SF
WAREHOUSE AREA

COVERAGE

PARKING REQUIRED
1/300 SF OFFICE
1/1,000 SF
50,000 SF OVER 100,000

STALLS REQUIRED

STALLS PROVIDED
STANDARD STALLS
CARPOOL STALLS (5% MIN)
FUTURE STALLS
TOTAL STALLS PROVIDED

LANDSCAPE AREA PROVIDED

MINIMUM SETBACKS REQUIRED
FRONT (A STREET SIDE YARD) BUILDING
FRONT LANDSCAPE
SIDE (IN ERROR) BUILDING
SIDE LANDSCAPE
REAR BUILDING
REAR LANDSCAPE

FIRE DEPT TURN-AROUND

GENERAL NOTES

UTILITY PROVIDERS

VICINITY MAP

RGA
Office of Architectural Design
11221 Main Parkway, Suite 100
Yucaipa, CA 92399
T 909-241-2900
F 909-241-9922

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

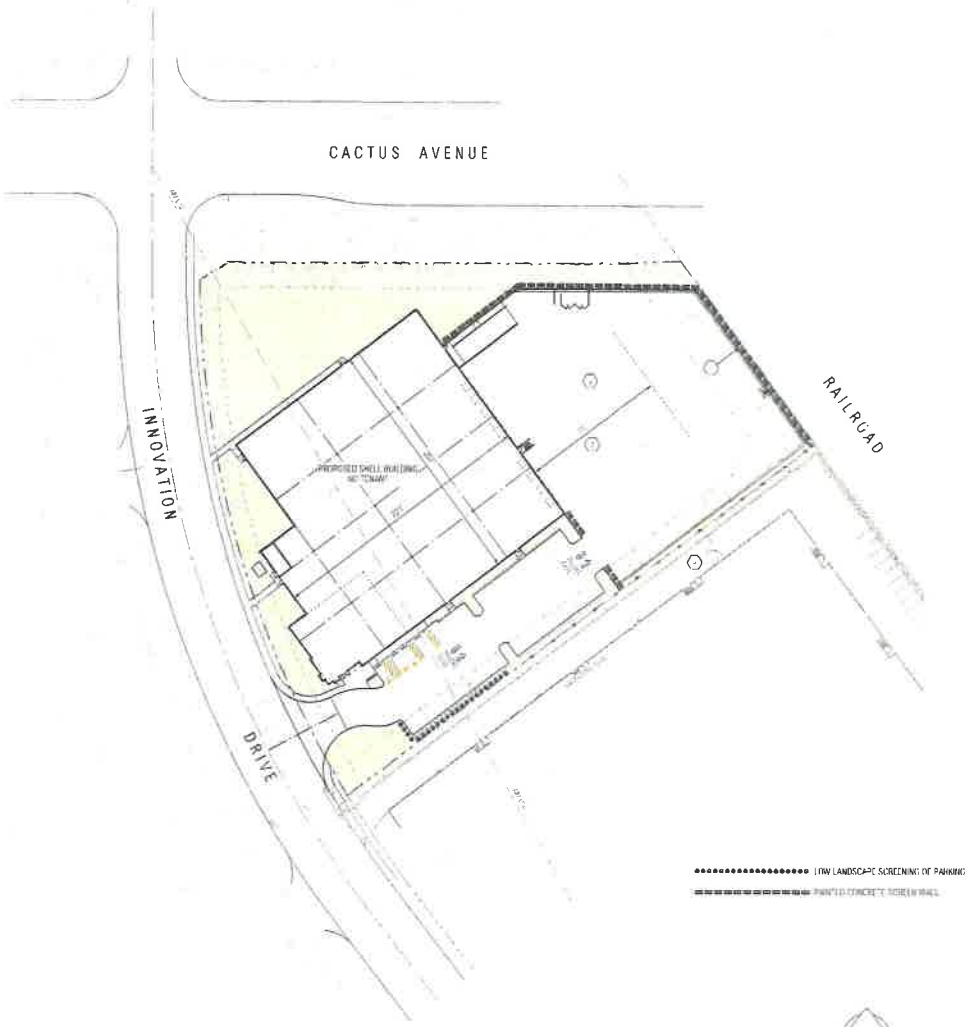
14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC SITE PLAN

KEYNOTES



SCREENING SITE PLAN LOT 2 UNIT 1

RGA
Office of Architectural Design

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

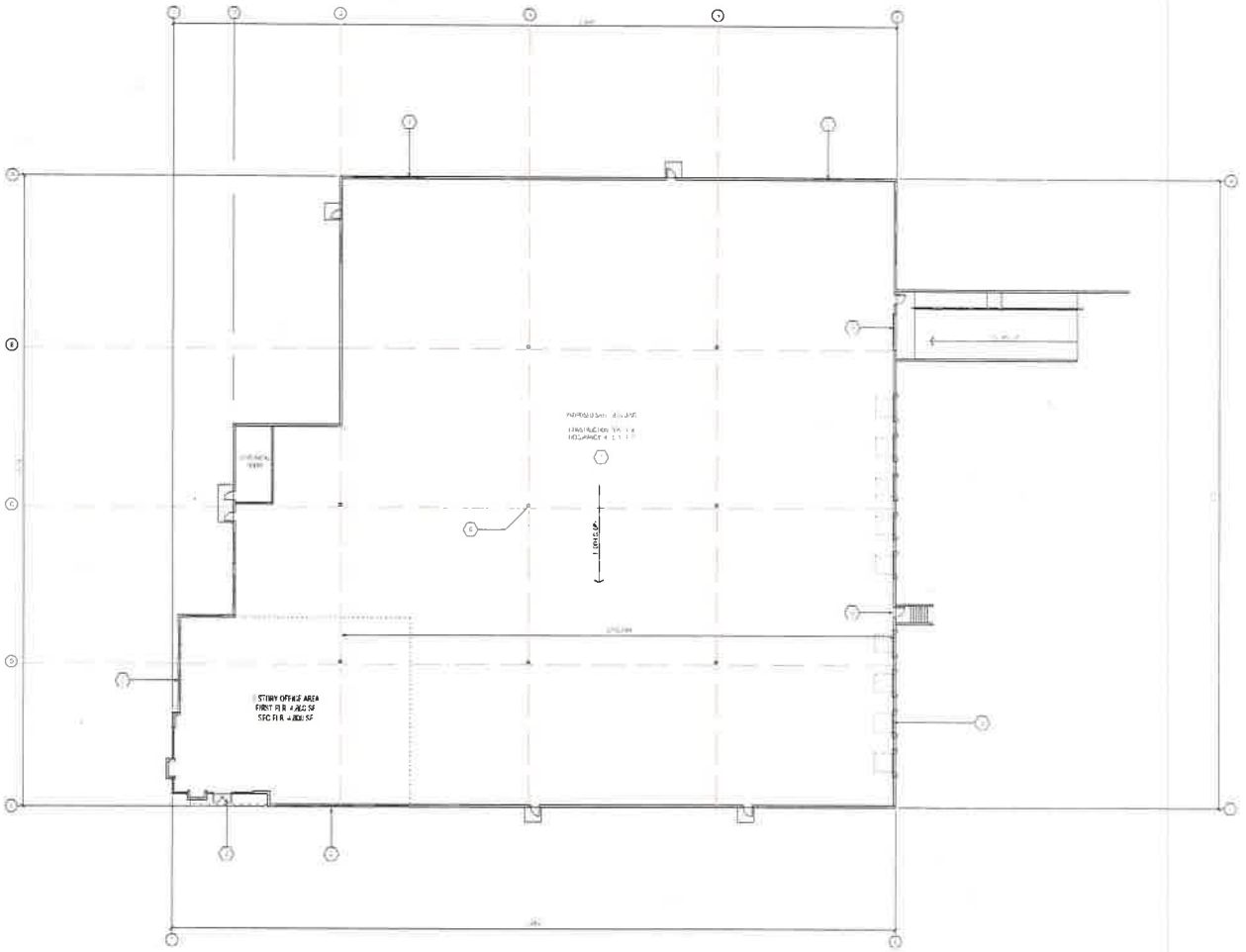
MERIDIAN

VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-0690
VINCENT VON DER AHE

SCHEMATIC FENCE PLAN

KEYNOTES



FLOOR PLAN

RGA
Office of Architectural Design

INNOVATION INDUSTRIAL

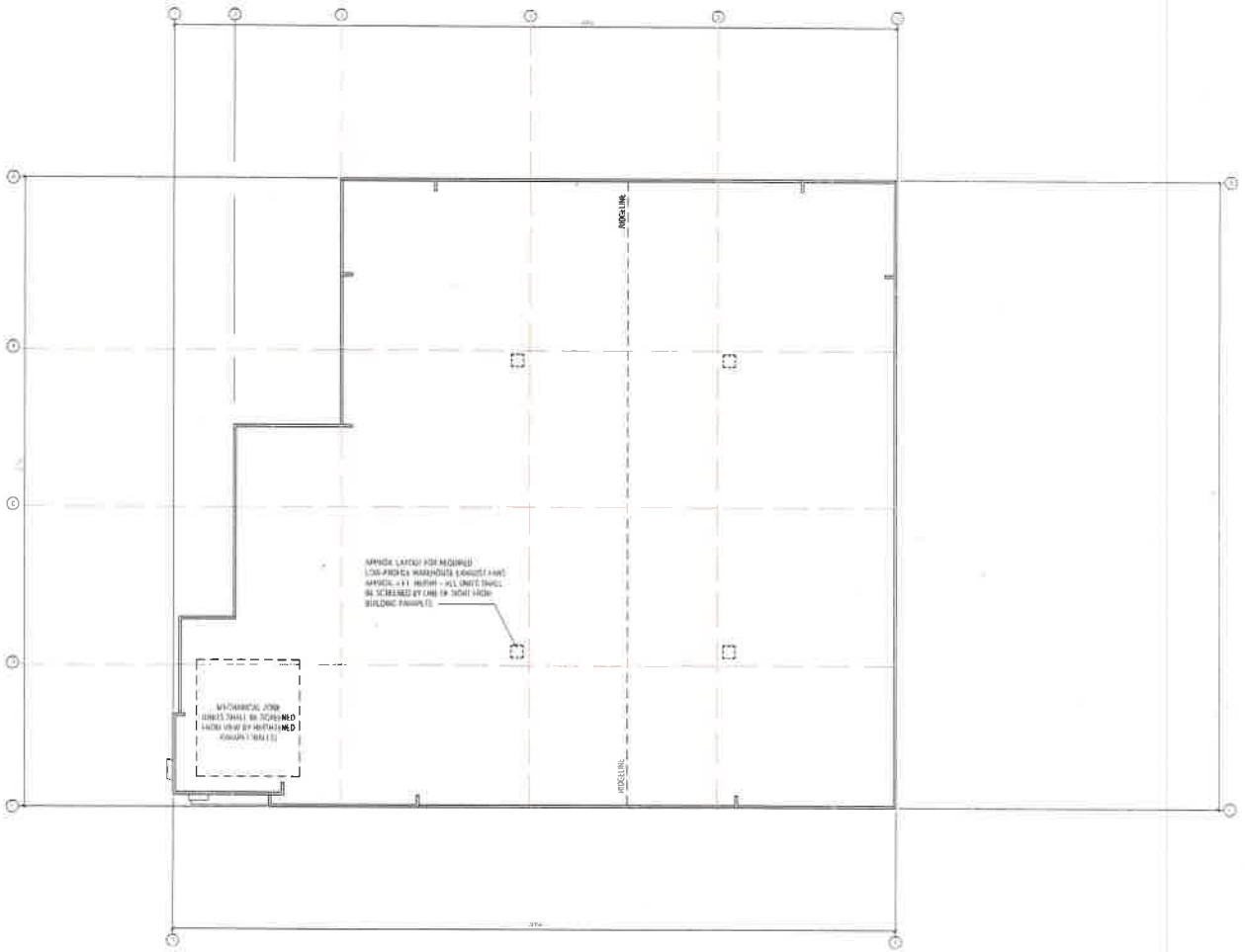
MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE



ROOF PLAN

RGA
Office of Architectural Design
11231 Aliso Parkway, Suite 120
Aliso, CA 92618
T 949-341-0300
F 949-341-0622

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

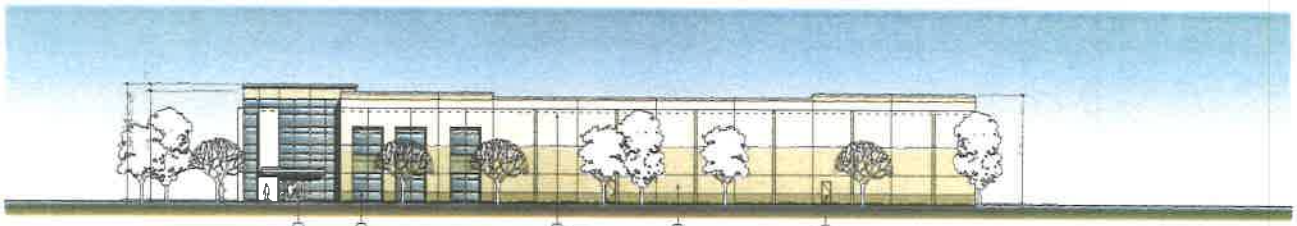
MERIDIAN

VDA

79440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC FLOOR PLAN

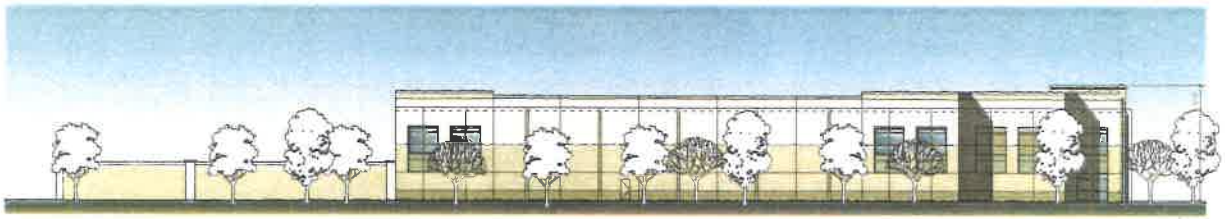
A2-2P



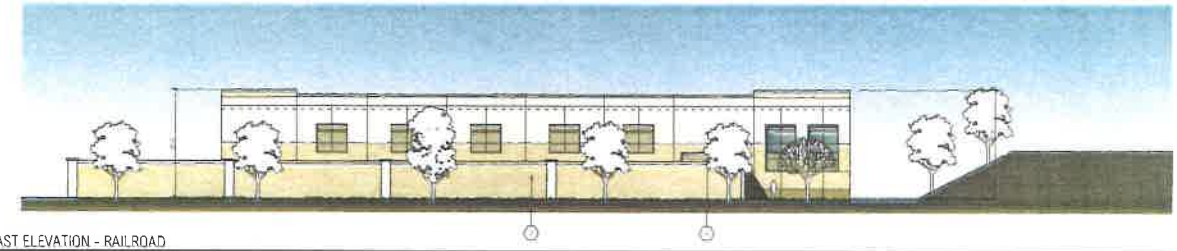
SOUTH ELEVATION



WEST ELEVATION - INNOVATION DRIVE



NORTH ELEVATION



EAST ELEVATION - RAILROAD

KEYNOTES

FINISH SCHEDULE

RGA
Office of Architectural Design
13251 Allen Parkway, Suite 100
Irvine, CA 92618
T 949.341.0320
F 949.341.0322

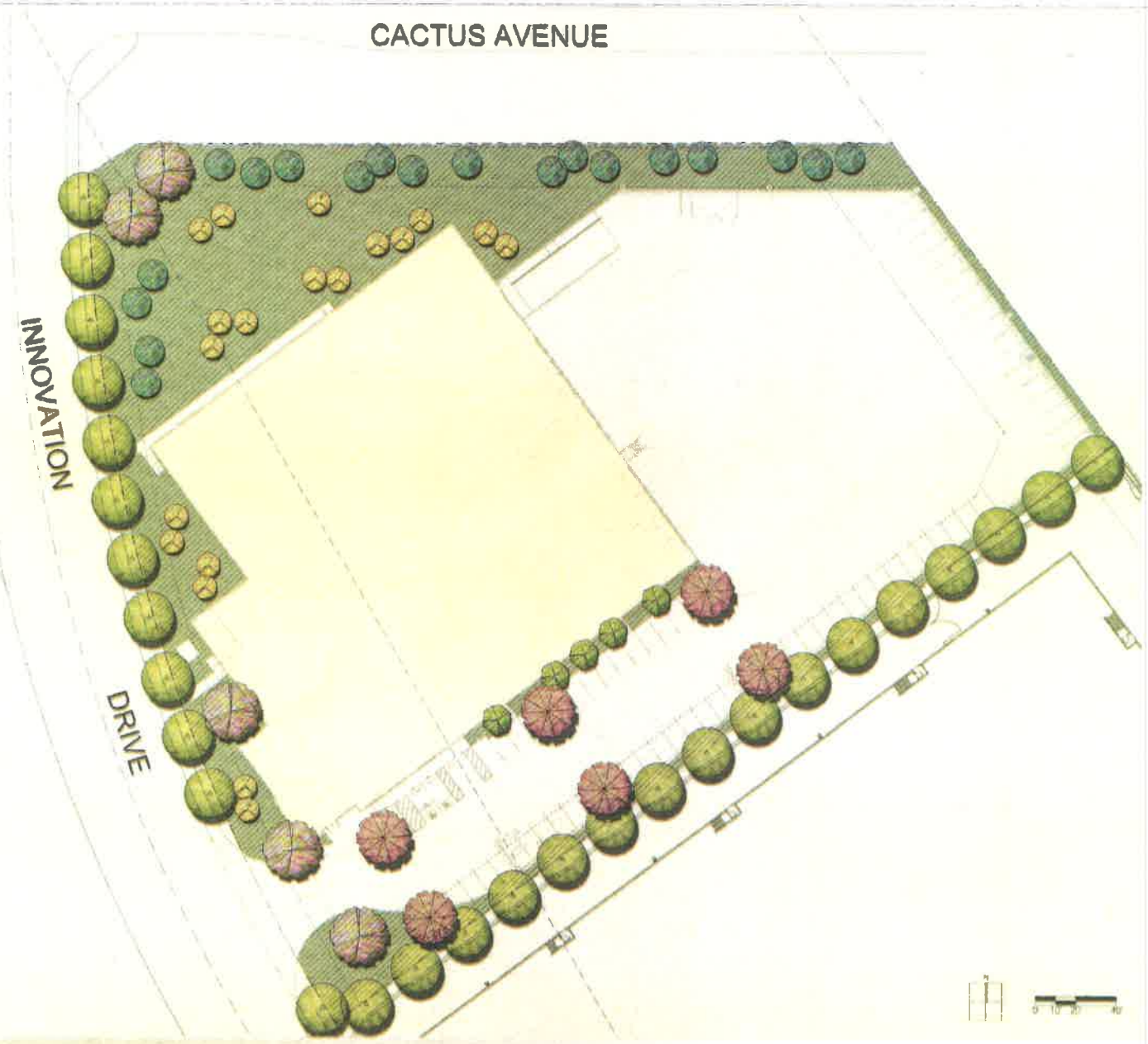
HORIZON INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9600
VINCENT VON DER AHE



PLANTING LEGEND

NOTES:

1. ALL TREES WITHIN 10' OF PAVING ARE TO BE STAKED AND GUYED PER DETAIL
2. ALL TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM ANY HARDSCAPE, BUILDING OR WALL

THE ROOTBALL OF ANY PLANT SHALL NOT BE PLANTED AN CLOSER THAN 3' FROM ANY HARDSCAPE, BUILDING OR WALL

Horizon Industrial

Riverside, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714 986 7300 FAX 714 986 7308

ATTACHMENT B
INITIAL STUDY FOR 2009 EIR ADDENDUM

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Von der Ahe **(Meridian Unit 1, Lot 2)**

2. Lead Agency Name and Address: **March Joint Powers Authority**
23555 Meyer Drive
Riverside, CA 92518
(951) 656-7000

3. Contact Person and Phone Number: **Grace Williams, Senior Planner**
(951) 656-7000

4. Project Location: **Southeast corner of Cactus Avenue and Innovation Drive**

5. Project Sponsor's Name and Address: **Vincent Von der Ahe**
Von der Ahe Management
26440 La Alameda, Suite 270
Mission Vicjo, CA 92691

6. General Plan Designation: **Specific Plan** 7. Zoning: **Industrial**

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

The proposed Project involves the construction of a 44,600 square foot single-story warehousing building on 3.22 acres in the Industrial zone within the March Business Center (now known as Meridian) Specific Plan. The proposed project is located on Unit 1, lot 2, at the southeast corner of Cactus Avenue and Innovation Drive. The building would provide a single story and would have a height of 38 feet above ground level (AGL). The building is designed as a speculative "shell" building for build to suits for specific tenants/users. The building will be concrete tile-up and the majority of materials will be pre-coated; however approximately 10 percent of the building would require architectural coating application. The project would also employ dust control measures during construction (i.e., watering three times daily). The proposed building will provide for industrial uses consistent with the Specific Plan. Permitted warehousing uses in this zone include business enterprise storage, medium warehouse, storage and distribution and heavy warehouse, storage and distribution. Specific uses include wholesale, storage, moving, shipping, freight handling, and warehousing services.

The proposed project conforms to all of the development standards outlined in the March Business Center Specific Plan and the March Business Center Design Guidelines. The proposed project's floor area ratio (FAR) of 0.32[1], is consistent with the maximum FAR listed on Table III-2 of the Specific Plan. The proposed building height of 38 feet is also consistent with Table III-2, which allows a maximum building height of 35 feet in two stories, or building heights of up to 80 feet, provided that all building setbacks exceed the proposed building height (section G. of the Specific Plan, page III-13). As shown in the Project site plan, the minimum distance between the parcel property line exceeds the height of the building; therefore the project is consistent with this requirement. In addition, there will be no visible emissions generated by the proposed project.

As required in the March Business Center Design Guidelines, a 15-foot landscaped setback is provided between the public right-of-way and parking on local streets. A total of 71 parking spaces are provided in the site plan, which exceeds the minimum requirement of 68 based on the appropriate parking ratios[2]

[1] Determined by dividing the building square feet by the number of acres multiplied by the acreage conversion of 43,560 feet

[2] That is, office (16,000 sf at 3.3 spaces per 1,000 sf); manufacturing (50,000 sf at 2 spaces per 1,000 sf); and

published in the Specific Plan. The required minimum of three bicycle parking spaces will be provided. Pedestrian access is provided from street sidewalks to the building entrance.

The Project is a subsequent development whose impacts were evaluated in the Focused EIR for the March Business Center Specific Plan.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

The surrounding land uses to the north and south consist of existing office and industrial buildings, which are also included within the March Business Center Specific Plan Boundary. Innovation Drive forms the western boundary of the Project and Cactus Avenue forms the northern boundary of the Project. The Burlington Northern Santa Fe (BNSF) railway extends along the eastern boundary of the Project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Approval in accordance with the Construction Activity Storm Water Discharge Permit, Order 99-08-DWQ (the General Permit) will be necessary prior to construction of the project. Additionally, a water quality management plan would be prepared in accordance with the Santa Ana Regional Water Quality Control Board's Order No. 01-34 (Order) and the Riverside County Flood Control District's Area-wide Urban Runoff Plan Order No. R8-2002-0011.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

warehousing > 200,000 sf (290,000 sf at 100 spaces plus 0.2 spaces per 1,000 sf over 200,000).

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, (b) none of the conditions described in Guidelines Section 8.02 calling for preparation of a Subsequent EIR have occurred, and (c) only minor technical changes or additions to the previous environmental document are necessary. An ADDENDUM TO AN EIR (Guidelines Section 8.04) is required.

Signature — Date: 12/22/2008

Grace I. Williams — Printed Name

Dan Fairbanks — For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
I.	**AESTHETICS. Would the project:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused Environmental Impact Report (EIR) for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) & c) The site is located on a graded area (rough graded per the March Business Center Tentative Map for portions of the March Business Center north campus). The lot does not include any scenic vistas or scenic highways, and none are located in the Project vicinity. (The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the Project). The building is subject to the March Business Center Design Guidelines, which requires appropriate architectural relief and screening of roof-mounted systems. The Project also conforms to the height

regulations outlined in the March Business Center Specific Plan; therefore there would be no additional impacts to aesthetics as a result of building height. As determined in the initial study for the Focused EIR, the impacts relative to aesthetic resources for this area are nominal.

b. Rough grading of the Project site and adjacent lots is complete, and there are no on-site or nearby features in the form of rock outcroppings or trees. Interstate 215 is located approximately 0.10 miles from the site and is not designated as a state scenic corridor.

d. In accordance with the requirements of the existing March Business Center Design Guidelines, all site lighting is required to be low or high pressure sodium lighting, full cut-off fixtures with no light emitted above the horizontal, and all lighting mounted a maximum of 24' above final grade. There will be no significant impact to day or nighttime views. The Project will comply with the requirements of the Specific Plan with respect to new sources of light and glare and therefore no new impact not covered in the Focused EIR would result.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

II. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation

measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The project area is not zoned for agricultural uses, has not previously been used for agriculture, does not contain any agricultural uses, and is not under a Williamson Act contract.**

b) **The project area does not contain agricultural resources or land under Williamson Act contract.**

c) **Refer to sections II a) and b).**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
III.	**AIR QUALITY.**				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as a severe non-attainment area for ozone, a serious non-attainment area for carbon monoxide, and a serious non-attainment area for particulate matter less than or equal to 10 microns (PM_{10}). The SCAB is in attainment for nitrogen oxides (NO_x) and sulfur oxides (SO_x).

The air quality analysis in the Focused EIR analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed onsite stationary emissions associated with natural gas usage and offsite emissions associated with energy power plant emissions due to increased energy demand.

Operational on-road mobile sources of emissions were calculated for the year 2020 based on Average Daily Trip (ADT) Generation rates contained in the Traffic Circulation and Phasing Study for the Specific Plan. ADT's for the March Business Center were based on designated land uses in the Specific Plan.

The Focused EIR identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of over-riding considerations were adopted by the March JPA Commission. The significant impacts did not extend to the health risks from diesel exhaust, as the Focused EIR identified that March Business Center is well below the threshold of significance for potential cancer and other risks associated with car and diesel truck traffic within the project vicinity and the truck routes. The proposed use is a subsequent Project identified within the Focused EIR.

The Project is also consistent with designated land uses and zoning contained in the Specific Plan. Therefore, operational emissions including diesel particulates associated with the proposed facilities would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions other than natural gas are proposed for the facility in the future, additional CEQA analyses and review would be required.

Construction emissions were analyzed in the Master EIR (MEIR). The MEIR assessed the significance of demolition activities, grading activities, construction equipment emissions and mobile emissions from construction and deliveries. The MEIR also determined that the construction emissions were potentially significant and included several mitigation measures to reduce the significance of these impacts to the extent feasible. The impacts from construction emissions would remain significant after mitigation; therefore a Statement of Overriding Considerations was also adopted for the significant air quality impacts associated with development of the March JPA's General Plan. Since the Focused EIR incorporates the MEIR by reference, the air analysis in the MEIR applies to the Focused EIR.

A subsequent Air Quality Technical Report for the Meridian Commercial Project Unit 1, Lots 2, 5 and 6 was prepared in November 2008 to evaluate the potential air quality impacts associated with the three lots. The

analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the proposed project would not conflict with the FEIR.

a) **The Project is a 44,600 square foot warehousing development, which is consistent with the Specific Plan in terms of land use type, intensity and trip generation. The Project will not cause additional significant environmental effects beyond those analyzed in the Focused EIR. Impacts on non-attainment criteria pollutants were addressed in the Focused EIR Statement of Over-riding Considerations. The Focused EIR found the March Business Center Specific Plan to be consistent with the South Coast Air Quality Management District's Air Quality Management Plan.**

b) **The Focused EIR found that emissions associated with the March Business Center would exceed South Coast Air Quality Management District (SCAQMD) significance criteria for carbon monoxide (CO), reactive organic compounds (ROC), nitrogen oxides (NO_x), and particulates (PM_{10}). Mitigation measures were included in the Focused EIR to reduce air quality impacts; however, impacts would remain significant after mitigation. On February 19, 2003, a Statement of Overriding Considerations was approved for significant unmitigable impacts to air quality from implementation of the Specific Plan.**

Emissions caused by Project-related construction activities (including site grading, trenching/utilities installation, and building construction) will be below the significance thresholds established by the SCAQMD (SRA, 2008). CO "hot spots" modeling at the I-215/Cactus Avenue interchange found that the Project would not contribute to an exceedance of the maximum one-hour CO concentration during either peak commuting hour (SRA, 2008)

Because the project is consistent with designated land uses and zoning contained in the Specific Plan, emissions associated with the proposed facility would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions other than natural gas are proposed for the facilities in the future, additional CEQA analyses and review would be required.

c) **Cumulative impacts on non-attainment criteria pollutants were addressed in the Focused EIR Statement of Over-riding Considerations. The project will not cause additional significant environmental effects beyond those analyzed in the Focused EIR and Master EIR.**

Global climate change alleged to be caused by Greenhouse Gases (GHG), is currently one of the most important and widely debated scientific, economic, and political issues in the United States. While CEQA does not specifically address Climate Change and GHG in its Environmental Checklist Form, CEQA does provide guidance for conducting studies that forecast an emissions inventory for GHGs. Based on these guidelines GHG emissions were estimated for the proposed project using the URBEMIS Model, Version 9.2.4, which estimates emissions of CO_2, the most common GHG, for area sources and vehicles. Based on this model, the proposed project will produce emissions during project construction as well as after the project is completed during normal operating times. During construction the project is anticipated to emit 94.65 tons of CO_2. After completion and during normal operation, the project is anticipated to emit 4847 CO_2 equivalents per year, the majority of these from cars and trucks associated with the proposed warehousing use. A forecast for GHG emissions in California was prepared by the California Air Resources Board in July 2008 and is currently in draft form. It is estimated that California produces about 7 percent of US GHG emissions with about 41% of those emissions related to transportation. Assembly Bill 32 (AB 32) called for a state-wide emissions inventory to be completed by July 1, 2008. This inventory may be helpful in establishing a baseline forecast for future analysis of GHG emissions in CEQA documents. Guidelines for determination of significance are not currently provided for climate change in CEQA and the Environmental Checklist Form in Appendix G of the CEQA Guidelines does not address this topic. The proposed project would comply with any state mandated reduction measures as well as local

requirements for reducing GHG emissions. These future reductions and compliance with emissions requirements would avoid significant cumulative impacts of the project on GHG emissions.

d) **The Project is located within a vacant, graded portion of the Meridian Business Park, adjacent to other developed industrial buildings. The nearest sensitive receptor, Orangecrest residential development, is located approximately 0.50 miles from the Project site. The Focused EIR determined that March Business Center will not exceed a level of significance for potential cancer and other risks associated with car and diesel truck emissions.**

e) **The proposed Project will not create any objectionable odors.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IV.	**BIOLOGICAL RESOURCES.**				
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The 1999 U.S. Fish and Wildlife Service Biological Opinion (BO) No. 1-6-99-F-13 for the reuse of the March AFB, which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Game, addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo and mountain plover. Least Bell's vireo, SKR and the mountain plover are known to occur in areas of the former March AFB. The BO concluded that development of the Business Park, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, least bell's vireo or mountain plover. No critical habitat has been designated for SKR within or adjacent to the Project site, and therefore none will be affected. Habitat for the vireo is located to the west of the project in the former SKR management area and will not be impacted by the proposed project; however LNR and the March JPA are currently pursuing a Section 404 permit and Section 7 consultation for impacts to least Bell's vireo from the Meridian Specific Plan. The proposed project was rough graded prior to the expiration of the original Section 404 permit; therefore will not impact least Bell's vireo habitat. The remaining impacts to Waters of the U.S and the least Bell's vireo habitat by the Meridian Specific Plan will be included in the pending Section 404 permit. Two pairs of**

mountain plovers were observed on the east side of I-215 in 1994. This species is associated with grassland habitat; given that the site is graded, it is considered unlikely that the mountain plover is present on the Project site. Since the completion of the Focused EIR, the USFWS withdrew its proposal to list the mountain plover as threatened. However, this species is a state species of special concern.

b) **As discussed in preceding sections, the Project is located on a graded pad to be developed in conformance with the approved Focused EIR and Specific Plan for March Business Center. There are no sensitive natural communities or habitat identified on the subject property; therefore, none will be affected.**

c) **There is no Section 404 jurisdictional "waters of the U.S" identified on the subject property; therefore, no riparian, marsh, vernal pools, or coastal environments will be impacted by the development.**

d) **The site is graded; therefore, it does not provide wildlife habitat. No established native resident or migratory wildlife corridors have been identified on the subject property. Therefore, the proposed Project will not substantially interfere with the movement of any native or resident migratory species or their corridors, or impede the use of native wildlife nursery sites.**

e,f) **As stated above, the Project is consistent with the 1999 BO and the Project site is not part of a Habitat Conservation Plan or Natural Community Conservation Plan. Moreover, the Project is consistent with the March JPA's General Plan and land use policies.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
V. CULTURAL RESOURCES.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a-d) As determined in the Master EIR and Focused EIR, the Project will not significantly impact paleontological or archaeological resources as none were identified within the Project area. The rough grading of the site did not expose any archaeological or paleontological resources, and no historical resources are located on the site. If archaeological or paleontological resources are encountered at the time of final grading, project construction or any other time before project

completion, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Master EIR and Focused EIR. The Coroner will be notified if human remains are located as required by the Public Resources Code and Health & Safety Code.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VI.	**GEOLOGY AND SOILS.**				
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii)	Strong seismic ground shaking?	☐	☐	☒	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a–e) As identified by the certified Focused EIR, the project is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles to the north and east of the Elsinore-Whittier fault and 7 miles to the south and west of the San Jacinto fault, with no active faults in the Specific Plan area. This association has a low to medium shrink/swell potential. There are no Alquist Priolo Special Studies Zones within the Specific Plan area, and the potential for liquefaction and seismically induced dynamic settlements of soils within the Specific Plan area is low. In addition, the relatively dense and cohesive nature of the underlying alluvium results in low susceptibility of seismically induced hazards. As discussed in the Focused EIR, the Project will be served by a sewer system, so septic systems or alternative waste water disposal systems would not be required. In conformance with the Focused EIR, there appears to be no threat of landslide or substantial soil erosion. As specified in the approved mitigation measures, the project shall be constructed in accordance with the Uniform Building Code (UBC), preliminary geotechnical investigation, and the grading requirements contained within the March JPA Development Code. With implementation of the Focused EIR mitigation measures, the proposed Project will not introduce any new impacts not analyzed in the Focused EIR.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VII.	**HAZARDS AND HAZARDOUS MATERIALS.**				
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a,b) It is anticipated that potential tenants for the proposed development will have little or no need for regulated substances as defined in the California Health and Safety Code 25532 (g). Any business using these materials consistent with the threshold parameters, will prepare risk management plans (RMP). In the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited. Adherence to these regulations will alleviate any unreasonable impact or risk of upset to below a level of significance. Compliance with all applicable federal, state and regional regulations will preclude any impacts considered to be significant.

c) The proposed Project is not located within one-quarter mile of a school.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

d) The March Air Reserve Base is included in the Department of Toxic Substances Control (DTSC) Cortese database, and the Specific Plan contains three sites identified in the base's Installation Restoration Program (IRP) investigations, which were described in the Focused EIR, mentioned in the Hazards and Hazardous Materials section IV.E.. The Project is not located within the three sites.

d) The majority of the Project is located within Accident Potential Zone (APZ) I as shown in the March ARB Air Installation Compatibility Use Zone Study (AICUZ). On January 23, 2003, the Riverside County Airport Land Use Commission (ALUC) reviewed the March Business Center Specific Plan and companion zoning approval and determined the Specific Plan was consistent with the Riverside County Airport Land Use Plan. In accordance with the Riverside County Airport Land Use Plan, the Specific Plan identifies that the majority of the site is within Airport Influence Area 1, in which child care facilities, hospitals, petroleum products storage, and other high risk uses are prohibited. The remainder of the site is within Airport Influence Area 2, in which above ground storage of explosives or flammable gases, excepting gas and diesel fuel of 500 gallons or less are prohibited. The Specific Plan also discourages the storage of petroleum products, and requires ALUC approval and issuance of a permit for uses accommodating petroleum product storage. According to Table 3-1: *Land Use Compatibility* in the 2005 AICUZ, industrial uses are compatible with the Accident Potential Zone (APZ) I depending on the variation of densities in people and structures. In addition, Resolution #JPA 05-17 approving the 2005 AICUZ, allows up to 43,000 square feet of buildable area for Unit 1 Lot 2; therefore the 41,395 square feet proposed within APZ I is consistent with this allotment.

The Project is not a manufacturing use; therefore it is expected that there will be no visible emissions from the facility's exterior vent system. Accordingly, the project would not have an adverse effect on visibility for aviation operations at the adjacent MARB. The Project is consistent with the Specific Plan regulations with respect to building height and land use and therefore no new impact not previously evaluated in the Specific Plan would be introduced.

f) The proposed Project is not located within the vicinity of a private airstrip.

g) The March JPA has adopted a Disaster Preparedness and Recovery Plan within the Safety/Risk Management Element of the General Plan. This plan outlines the implementation programs needed to prevent risks to occupants and to minimize injury from an unavoidable disaster or emergency. Any potential impacts created by any development within Meridian will be mitigated to a less than significant level with the implementation of the Disaster Preparedness and Recovery Plan programs within the General Plan. The Project would not introduce any new impacts not previously covered in the Focused EIR.

h) According to the West Riverside County Natural Hazards Disclosure Map, the Project site is not located within a fire hazard zone.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VIII.	**HYDROLOGY AND WATER QUALITY**				
Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a,b,f) The proposed Project will include the construction of approximately 106,453 square feet of impermeable surfaces (i.e., pavement and structures). Although the proposed Project does not involve the extraction of groundwater, it will reduce areas of onsite groundwater percolation and recharge of the groundwater due to the increase of impermeable surfaces. All stormwater will be collected and discharged into detention facilities before traversing through historic drainage patterns. There is no groundwater extraction near the site. Planned detention basins, as analyzed in the Focused EIR in section IV.F, allow percolation and mitigate the reduction of

permeable surface due to development.

As discussed in the Focused EIR, appropriate best management practices (BMP) associated with the required federal National Pollutant Discharge Elimination System (NPDES) permit, and all other existing federal and state regulations regarding water quality will be adhered to, as required through the Storm Water Pollution Prevention Plan (SWPPP).

c,d,e) The development of March Business Center modified the existing drainage pattern in this area from a sheet flow system to improved storm drains and detention basins. The detention basins will reduce the amount of pollutants and sedimentation as well as provide for adequate storage capacity during high precipitation events. The implementation of the detention basin and storm drain system will have a less than significant impact to the area's hydrology and water quality.

The detention basins mitigate all development storm water flows by reducing peak flows to below historic levels. Project impacts are assured to be below a level of significance by implementation of the March Business Center Drainage Plan, as required by the approval of the tentative map.

g) The proposed Project does not include any housing; therefore, there are not potential flooding impacts to housing.

h) The proposed Project has never been included in Federal Emergency Management Agency (FEMA) mapping because it is located in a former military facility. However, the Project's building pad elevation of approximately 1,560 feet above sea level is not within a riverine floodplain and is not within a regulatory floodway. An offsite detention basin will accommodate increased runoff due to the additional impervious surfaces associated with the Project.

i) The proposed Project is not located downstream of a levee or dam, therefore there is no significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

j) The proposed Project is located approximately 75 miles from the Pacific Ocean and is not downstream of any significant body of water. There is no risk of exposure to inundation by seiche or tsunami. The Meridian development is protected from the adjacent area to the west by concrete lined storm drains as required by the mitigation measures and project approval for March Business Center.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IX.	**LAND USE AND PLANNING.**				
Would the project:					
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The Project is located on vacant land within a former Air Force Base. The project will not physically divide a community.**

b) **The proposed Project will not have any significant impacts on any policy of an agency with jurisdiction over the Project. A Preliminary Part 77 clearance analysis of the Project, conducted**

in October 2008 indicated a minimum Part 77 surface elevation above the Project of 1,640 feet. The Project would be located below this surface (i.e., finished floor elevation of approximately 1,563 feet plus building height of 38 feet = 1,601 feet). All elevations used are NGVD29. The Project will be required to submit a FAA Form 7460-1 to formally evaluate the Project with respect to navigable air space. The Project is consistent with JPA resolution 05-17, which establishes allowable building areas within Accident Potential Zones. As shown in Exhibit B to the resolution, the portion of the lot within the APZ could accommodate up to 43,000 square feet of lot coverage. An analysis of the site indicates that 41,935 square feet are provided by the Project within the APZ.

The Project is consistent with the following March JPA General Plan goals (the applicable elements are numbered in bold font):

1. <u>Land Use</u>

Goal: *Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.*

Consistency: The Project is a portion of the larger March Business Center development that capitalizes on a mixed-use employment land use plan that will provide approximately 15,000 jobs in professional, technical, manufacturing, and logistics careers.

Goal: *Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.*

Consistency: The proposed Project is approximately 0.5 miles from the nearest residential land use, is compatible with adjacent development, and will contribute to a better balance in the housing/jobs equation for Riverside County.

Goal: *Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.*

Consistency: The proposed land uses will be an employment center that will create new jobs and contribute to the tax base.

Goal: *Preserve the integrity of the historic and cultural resources of the Planning Area and provide for their enhancement.*

Consistency: The Project will not impact significant historic or cultural resources.

Goal: *Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system, which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.*

Consistency: As discussed under Utilities and Service Systems, the March Business Center will have the necessary conveyance and treatment service to achieve this goal.

Goal: *Adequate flood control facilities shall be provided prior to, and concurrent with, development in order to protect the lives and property within the March JPA Planning Area.*

Consistency: The development will provide drainage facilities to achieve this goal, as discussed in Section VIII, Hydrology and Water Quality.

2.

c) The proposed Project is not within a designated habitat conservation plan or natural community conservation plan.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
X. MINERAL RESOURCES.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a,b) As identified within the Focused EIR, no significant mineral deposits have been identified within the Specific Plan area. The County Division of Mines and Geology identifies Mineral Resource Zones within Riverside County, but none of these exist within the Project area or adjacent Specific Plan area.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XI.	**NOISE.**				
Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The Project is located within a 65 – 69 dB CNEL noise contour for the nearby March Inland Port/March Air Reserve Base airport. The proposed land use included in AICUZ table 3-1[3] is compatible within this contour without restriction. It is not anticipated that construction of the improvements would result in impacts other than those stated in the Focused EIR provided that construction activities are limited to daylight hours.**

b) **The Project will not involve drilling or other subterranean activities that will generate excessive ground borne vibration or ground borne noise levels.**

c) **The project is located within an airport influence area as determined by the Riverside County Airport Land Use Commission. The site is located approximately 0.50 miles from the nearest sensitive receptor, single family housing to the west. There is no significant impact in terms of noise generation from this facility as the dominant background noise emissions include aircraft operations from the nearby joint-use airport.**

d) **The Existing Focused EIR mitigation measures require the use of sound muffling equipment to assure that construction equipment does not create a temporary significant impact.**

e) **The project is located within a 65 – 69 dB noise contour for the nearby March Inland Port/March Air Reserve Base airport. The location of this proposed warehousing use within these noise contours is an acceptable use consistent with the March ARB Air Installation Compatibility Use Zone Study and Riverside County Airport Land Use Plan.**

f) **The site is not located within proximity of a private airport.**

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

[3] Standard Land Use Coding Manual number 51: wholesale trade

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XII. POPULATION AND HOUSING.				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The Project does not include new housing. As discussed in the Land Use and Planning Section of this Initial Study, the project will help address the existing jobs/housing imbalance in Western Riverside County. Because the Specific Plan proposes employment generating, rather than residential land uses, it will not cause an increase in population.**

b,c) **The Project site consists of an already rough graded building pad and as such, does not contain**

any housing that would need to be replaced elsewhere. The Project would not remove or otherwise displace any housing or people. Accordingly, no replacement housing is required as part of the Project.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIII. PUBLIC SERVICES.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600

square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities related to the listed public services. The following address the services identified above:

- **Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire Department. Substations are located on Van Buren Boulevard and Eucalyptus, with a third station to be built on a two-acre site within the March Business Center. While land for this site has been identified, there is no specific development proposal to construct it at the time of this Initial Study. Capital expenses for fire facilities are financed through the development impact fees adopted by March JPA, which funds development. The Project will contribute its impact fees for Fire Protection in accordance with March JPA regulations.**

- **Police Protection: Riverside County Sheriff's Department provides law enforcement services for the March JPA. Sheriff's substations are located within the cities of Perris and Moreno Valley. The March JPA annually pays $136,950 for additional patrols for Sheriff's officers located within the City of Moreno Valley. The Sheriff's Department capital facilities are financed through the Public Facilities development impact fee. Operations and maintenance for police services are financed through the Law Enforcement ½ cent sales tax and property taxes. The Project will contribute its impact fees for Police Protection in accordance with March JPA regulations.**

- **Schools: The Project will not directly add to the student population. As stated in the Focused EIR, school services will not be impacted because there is no increase in population connected with the implementation of this Project. However, all development within the JPA pays a school development impact fee. Based on this, the Project will not result in any impact to schools.**

- **Parks: The development of a business park does not require recreation facilities; accordingly, the Project will not result in any impact to recreation.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIV. RECREATION.					
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a,b) As an industrial use, the Project would not generate the need for parks or recreational facilities, and would not result in any impact not previously evaluated in the Focused EIR.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XV.	**TRANSPORTATION / TRAFFIC.**				
Would the project:					
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Result in inadequate parking capacity?	☐	☐	☒	☐
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVI.	**UTILITIES AND SERVICE SYSTEMS.**				
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	☐	☐	☐	☒

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The proposed Project will not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. The wastewater system has been approved by Western Municipal Water District and will flow to the existing wastewater treatment plant (WWTP) west of I-215 at Nandina Road, approximately two miles south of the site.**

b) **The proposed Project will be served by the Western Municipal Water District (WMWD). The utilities analysis for the Focused EIR determined that water needs can be supplied to the entire March Business Center through existing water entitlements. As indicated in the Focused EIR, Western Municipal Water District is currently expanding the I-215/Nandina water treatment facilities to accommodate growth throughout the western Riverside County area. The impacts to the water service provision and waste water treatment capacity are consistent with the Focused EIR.**

c) **The proposed Project will increase surface runoff. The Master Drainage Plan for the March**

Business Center was approved on February 19, 2003, and is currently under construction. A storm drain system and detention basin has been designed and constructed to accommodate Project-induced water runoff. With implementation of the storm drain facilities, storm water will be mitigated to below historic flows. Therefore the Project will have a less than significant impact on the storm drain system consistent with the Focused EIR.

d) **See response to item b of this same section above.**

e) **The proposed Project will use the existing wastewater treatment facility which is located in the southern portion of March JPA. This wastewater reclamation plant has sufficient capacity to serve the proposed Project and is being expanded to accommodate additional growth in western Riverside County.**

f) **As discussed in the Focused EIR, the Riverside Countywide Integrated Waste Management 2000 Annual Report projects adequate capacity for Riverside County through the year 2024; therefore, the Project's solid waste generation will not be a significant impact on waste disposal facilities.**

g) **The Project will comply with all regulatory requirements regarding solid waste.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVII.	**MANDATORY FINDINGS OF SIGNIFICANCE**				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was

analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a,b) The Project is located on a graded pad within a master planned business park. The development will not impact any sensitive plant or animal species, or important examples of history or prehistory. The Project is consistent with the March Business Center Specific Plan in terms of land use type, development intensity, site design, trip generation, and other characteristics. Given the Project's consistency with the Specific Plan, its impacts were previously analyzed in the Focused EIR, and its contribution toward environmental impacts has been accounted for and mitigated. Accordingly, development of the Project would contribute toward the orderly implementation of the Specific Plan, a long-term planning document regulating development of Meridian, and would not achieve short term environmental goals to the disadvantage of long-term environmental goals.

c) As discussed above, the Project is a portion of a larger planned development governed by the Specific Plan. Because the Project is consistent with the Specific Plan, its impacts were evaluated in the Focused EIR, and therefore the Project would not introduce any cumulative impacts not previously considered in the Focused EIR.

d) As described in the Air Quality, Hazards and Hazardous Materials, Noise, Public Service, and Utilities and Service Systems sections of this Initial Study, the Project will not cause any new substantial direct or indirect adverse affects on human beings that were not previously analyzed in the Focused EIR.

REFERENCES AND EARLIER ANALYSIS

Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. California Code of Regulations, Section 15063 (c) (3) (D).

Earlier Analyses Used, if any:

1. March Joint Powers Authority, 1999. General Plan of the March Joint Powers Authority.
2. March Joint Powers Authority, 1999. Master Environmental Impact Report for the General Plan of the March Joint Powers Authority.
3. March Joint Powers Authority, 2003. March Business Center Specific Plan.
4. March Joint Powers Authority, 2003. March Business Center Focused Environmental Impact Report.
5. U.S. Fish and Wildlife Service, 1999. Biological Opinion for the Disposal of Portion of March Air Force Base.
6. U.S Air Force, February 1996. Final Environmental Impact Statement, Disposal of Portion of March Air Force Base, California. Prepared with Earth Technology Corporation
7. U.S. Air Force, August 2005. March AFB AICUZ Study.
8. March Joint Powers Authority, 1996. March AFB Redevelopment Project & EIR, Urban Futures.
9. Riverside County Flood Control and Water Conservation District. Riverside County Area Drainage Plans.
10. March Joint Powers Authority, 1996. March Air Force Base Master Reuse Plan, prepared in association with Western Riverside Council of Governments, March Planning Team.
11. Riverside County Habitat Conservation Agency, 1995. Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California.
12. South Coast Air Quality Management District. CEQA Air Quality Handbook. April 1993, with November 1993 Update.
13. Department of Agriculture, Soil Conservation Service. Soil Survey, Western Riverside Area, California. November 1971.
14. March Joint Powers Authority, February, 2003. Traffic Circulation and Phasing Study, Riverside California.
15. Kimley-Horn and Associates, February 2003, March Business Center Master Drainage Plan
16. West Riverside County Natural Hazard Disclosure Map @ http://www.fire.ca.gov/ab6/nhd33w.pdf Riverside County Airport Land Use Commission, Riverside County Airport Land Use Plan, April, 1984
17. March Joint Powers Authority Cultural Resources Management Plan
18. Institute of Transportation Engineers, Trip Generation (7th Edition), 2003
19. U.S Army Corps of Engineers. Department of the Army Permit, April 18, 2003
20. South Coast Air Quality Management District, 2003. South Coast Air Quality Plan.
21. International Conference of Building Officials. California Building Code, 2001
22. March Joint Powers Authority, 1997. Development Code.
23. Lennar Partners, March 2003. Storm Water Pollution Prevention Plan
24. Finding of Suitability to Transfer, September 2004
25. South Coast Air Quality Management District, Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds, October 2006
26. JPA resolution 05-17, Approval of a Determination Regarding the Buildable Area within the March Business Center (Meridian) Specific Plan for Lots within the Accident Potential Zone Overlay Zoning Districts, April 2006
27. Scientific Resources Associated, 2008. Air Quality Technical Report for the Meridian Commercial Project, Unit 1, Lots 2, 5, and 6.

Location Where Earlier Analyses, if used, are available for review:
March Joint Powers Authority, 23555 Meyer Drive, Riverside, CA 92518

ATTACHMENT C
MITIGATION MEASURES FROM 2003 FOCUSED EIR

March Business Center Specific Plan Project
Mitigation, Monitoring and Reporting Plan

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
LAND USE AND PLANNING				
▪ All development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes, including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as outlined in the approved 1998 Air Installation Compatible Use Zone (AICUZ).	Master Developer	Prior to the issuance of any building permits	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA
▪ The Project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR §77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone.	Master Developer	Prior to the issuance of any building permits	▪ Review of site plans	▪ FAA ▪ ALUC
▪ Prohibited uses, as outlined in the Specific Plan can not be within the established school buffer overlay district.	Master Developer	Prior to the issuance of any building permits	▪ Review of plans and specifications	March JPA
▪ Project detention basins shall have the following features to limit bird activity: 1. The basin shall drain within approximately six hours to reduce the potential for plant growth 2. Regular maintenance activities shall include the removal of vegetation, with the exception of lot 49 3. Detention basins shall be monitored regularly to determine if they attract waterfowl or other birds 4. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds	Master Developer	▪ Prior to issuance of grading permits ▪ Scheduled Inspection	▪ Review of plans and specifications ▪ Scheduled Inspections	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
TRANSPORTATION/TRAFFIC				
The subdivider pay its fair share contribution towards the following improvements: ▪ Alessandro Boulevard/Trautwein Road: add one westbound through lane and one eastbound through lane ▪ Alessandro Boulevard/I-215 northbound: provide one additional eastbound left turn lane ▪ Cactus Avenue/I-215 northbound: restripe one eastbound through lane to provide a left turn lane and restripe one westbound through lane to provide a right turn lane ▪ Van Buren Boulevard/Trautwein Road: add one westbound left and one westbound through lane	Master Developer	Prior to the recordation of the Final Map for the first unit of Phase 3 of the Specific Plan	▪ Confirmation of fair share payment or review of plans and specifications.	March JPA
Construct/assure[1] the following phase 1 transportation improvements: ▪ Construct internal streets in Phase 1 ▪ Improve Alessandro/Sycamore Canyon Boulevard/Street Z intersection ▪ Widen Cactus Avenue RR Bridge (needed at 12,000 project trips) ▪ Improve Cactus Avenue/I-215 SB ramps (needed at 12,000 project trips) To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.	Master Developer	▪ Prior to the recordation of Phase 2 Final Maps ▪ During Construction	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

[1] The "assurance" of a transportation improvement is defined in the Tentative Map Conditions of Approval

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
Construct/assure[1] the following phase 2 transportation improvements: ▪ Construct internal streets in Phase 2 ▪ Widen Van Buren Blvd. to seven through lanes (4 westbound/3 eastbound) between I-215 and Brown Street ▪ Widen Van Buren Blvd. to six through lanes between Brown Street and the western edge of Phase 2 ▪ Improve Van Buren Blvd./I-215 interchange ▪ Provide/modify signal control at Van Buren Blvd/Street Z ▪ Provide signal control at Van Buren Blvd/Street "C" .To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.	Master Developer	▪ Prior to the recordation of Phase 3 Final Maps ▪ During Construction	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
Construct/assure[1] the following phase 3 transportation improvements: ▪ Construct internal streets in Phase 3 ▪ Half-width improvements on Barton Street (project frontage) ▪ Provide/modify signal control at Van Buren Blvd/Village West Drive ▪ Modify traffic signal at Orange Terrace Pkwy/Van Buren Blvd ▪ Provide signal control at Van Buren	Master Developer	▪ For Lurin/ Barton traffic signal, prior to the issuance of the certificate of occupancy for the first building that exceeds the level of 4.0 million square feet in Phase 3. ▪ For all other	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
Blvd/Coyote Bush Road ▪ Modify traffic signal at Van Buren Blvd/Barton Street ▪ Provide signal control at Barton Street/Krameria Ave. ▪ Provide signal control at Barton Street/Lurin Ave. ▪ Extend Krameria Avenue to west (by others) ▪ Widen Van Buren Blvd. to provide six through lanes from the west edge of Phase 2 to Barton Street To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.		improvements, prior to the issuance of the certificate of occupancy for the first building that exceeds the level of 2.0 million square feet in Phase 3. ▪ During construction		
▪ Traffic volumes shall be monitored periodically to assure that the transportation infrastructure provides sufficient capacity to serve project volumes. Traffic monitoring shall occur at a minimum of five-year intervals.	Master Developer	Update every five years and at intermittent periods when traffic thresholds are achieved.	▪ Review of traffic study update	March JPA
▪ Accommodate a future multi-modal transportation center by RCTC in the North Campus, north of Cactus Avenue and south of Alessandro Boulevard	Master Developer	Within 5 years of Specific Plan approval	▪ March JPA formal coordination with RCTC	March JPA
▪ Provide site plan parking ratios as defined in the Specific Plan that limit the need for on-street parking	Site Developer	Site plan review of each lot	▪ Review of plans and specifications	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Provide bicycle facilities that accommodate non-motorized circulation on the site and connect to routes in the Cities of Riverside and Moreno Valley	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Construct all internal roadways in accordance with the *County Road Improvement Standards and Specifications* with additional landscaping as identified in the Riverside County Integrated Project (RCIP).	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Collaborate with adjacent jurisdictions and agencies to facilitate improvements addressing the existing deficiency at the I-215/Van Buren Boulevard interchange.	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	▪ Preparation and review of a Caltrans Project Study Report	March JPA
▪ Implement the Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of Master Developer/RCTC/MJPA implementation agreement	March JPA
▪ Cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Signage shall be provided at the Van Buren Boulevard intersections with Coyote Bush Road and Orange Terrace to discourage truck traffic on residential streets in the Orangecrest Development. Furthermore, the March JPA, as a responsible party, shall encourage the City of Riverside and Riverside County to review and consider appropriate legislation to eliminate or curtail truck traffic, exempting local deliveries, on Alessandro Boulevard and Van Buren Boulevard west of the March Business Center Development.	▪ Master Developer ▪ March JPA	Prior to the issuance of the first certificate of phase 1	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
AIR QUALITY				
▪ Implement the Transportation Demand Management (TDM), which will encourage the following: • Preferential parking spaces shall be offered to car pools and van pools. • Employers shall implement a compressed workweek schedule when feasible. • Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy. • Employers shall provide on-site child care facilities when feasible. • Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures. • Projects shall provide for video conferencing facilities to the extent possible.	Master Developer	▪ Prior to the recordation of the first Final Map ▪ Site plan review	▪ Review of TDM plan ▪ Review of plans and specifications.	▪ RCTC ▪ March JPA

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
• Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles. • Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements.				
▪ CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.	Site Developer	Site plan review	▪ Proposed facility permitting process	South Coast Air Quality Management District March JPA
▪ Cover or maintain at least two feet of freeboard for trucks hauling dirt, sand, gravel or in accordance with Section 23114 of the California Vehicle Code.	Contractor	During construction	▪ Construction Inspection	March JPA
▪ Pave construction access roads to the main roads to avoid dirt being carried on to the roadway.	Contractor	Prior to grading within any final map area	▪ Construction Inspection	March JPA
▪ Appoint a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	Master Developer	Prior to grading within any final map area	▪ Confirm construction relations officer is in place prior to grading	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.	Site Developer	After construction	▪ Incorporate into project plans and specifications; ongoing during life of the project.	March JPA
▪ Landscape with appropriate drought-tolerant species to reduce water consumption.	Master Developer Site	Ongoing during the life of the project	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
BIOLOGICAL RESOURCES				
▪ Mitigate 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat. As of September 2002, the March JPA is responsible for 14.2 acres of mitigation at a 1:1 ratio, as 21 acres of USFWS approved occupied habitat have previously been acquired by the March JPA and serves as mitigation for 21 acres of SKR occupied habitat.	March JPA	Prior to the recordation of the Phase 2 Final Map under the Specific Plan	▪ Provide evidence of mitigation land acquisition	March JPA
▪ Mitigate for (78.4 acres discussed in the 1999 BO Clarification letter at a fee of $500 per acre.	Master Developer	Prior to the recordation of the first Final Map under the Specific Plan	▪ Provide confirmation of payment to Riverside County Habitat Conservation Authority.	March JPA
▪ Avoid 13 acres of USFWS designated as least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.	Master Developer	Prior to the recordation of any Final Map under the Specific Plan	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ No construction activities shall occur during the nesting/breeding season until a qualified biologist has conducted a field review of the affected areas for occupancy by the least bell's vireo.	Master Developer	Prior to the recordation of a Final Map within Phase 3 of the Specific Plan	▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Obtain a 404 permit from the Army Corps of Engineers, prior to activity within the boundaries of waters of the U.S to assure conformance with requirements of Section 404 of the Clean Water Act.	March JPA	Prior to the recordation of any Final Map under the Specific Plan	▪ Obtain 404 application and permit issuance.	ACOE
▪ Obtain a 401 permit from the Santa Ana Regional Water Quality Control Board, prior to construction activity to assure conformance with the requirements of Section 404/401 of the Clean Water Act and the State of California Porter Cologne Water Quality Control Act.	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	▪ Obtain 401 application and permit issuance.	RWQCB
▪ Obtain a 1601-streambed alteration agreement from the California Department of Fish and Game (Eastern Sierra and Inland Desert Region 6), prior to activity within waters of the U.S to assure conformance with the Lake and Streambed Alteration permit requirements.	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	▪ Obtain 1601 application and permit issuance.	CDFG
HAZARDS AND HAZARDOUS MATERIALS				
▪ Project facilities located within one-quarter mile of an existing school shall not store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code.	Lot Developer	Prior to the issuance of any building permits under the Specific Plan	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.	Site Developer	Prior to the issuance of any building permits under the Specific Plan	▪ Review of plans and specifications by County Fire Marshall	County of Riverside Fire Marshall
HYDROLOGY/WATER QUALITY				
▪ Construct detention basins and improvements to the storm drain system for the final map area to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Construct sediment basins near inlets to the storm drain system to intercept sediment in accessible areas where maintenance is practical.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications	March JPA
▪ Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	RWQCB March JPA
UTILITIES AND SERVICE SYSTEMS				
▪ Construct the storm drain and flood control facilities for each final map area, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans to ensure that applicable codes and regulations are incorporated ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Construct all storm drain and flood control facilities to the satisfaction of the March JPA engineer.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications	March JPA
▪ All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Construction Inspection	March JPA
▪ Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.	▪ Master Developer ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Construction Inspection	Contractor
▪ Use mulch and/or compost in the development and maintenance of landscape areas	▪ Master Developer ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Review of plans and specifications ▪ Review of contracts for maintenance of public landscape areas	March JPA
▪ Minimize and/or divert from landfill disposal construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.	▪ Master Developer ▪ Contractor ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Construction Inspection	March JPA
▪ Prepare a Recyclables Collection and Loading Area plot plan	Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Monitor wastewater flows relative to the capacity of Pump Station 3586 so that future improvements will be in place before the capacity of the pump station is reached.	Master Developer	▪ During construction	▪ Construction Inspection	March JPA
▪ Construct non-potable water system to meet "Purple" pipe standards for reclaimed water systems.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Use a fireflow standard of 5,000 gallons per minute for the water distribution network.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
AESTHETICS				
▪ Construct all landscaping in accordance with the approved landscape concept plan and March JPA Development Code	▪ Master Developer ▪ Lot Developer	Prior to the final acceptance of the improvements within each final map area	▪ Review of landscape plans ▪ Construction Inspection	March JPA
NOISE				
▪ Prepare an acoustical analysis for all proposed projects within the established school buffer overlay district. If the acoustical analysis indicates noise levels from a proposed use will be in excess of the thresholds defined by the County of Riverside, then the March JPA will prohibit the use within the school overlay district.	▪ Lot Developer	Prior to the issuance of a site development permit	▪ Construction Inspection	March JPA
▪ All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.	Contractor	Prior to the issuance of the first grading permit under the Specific Plan	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Review and update the location of noise sensitive receptors to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.	March JPA	Prior to the recordation of each final map	▪ Review of plans and specifications	March JPA
▪ Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.	▪ Master Developer ▪ Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications	March JPA
▪ All buildings located within the 65dBA noise contour will include appropriate sound attenuation devices within its construction.	Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Separate industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.	Master Developer	Site plan review	▪ Review of plans and specifications	March JPA
▪ Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips.	Master Developer	Site plan review	▪ Review of plans and specifications	March JPA
GEOLOGY AND SOILS				
▪ All grading shall be designed in accordance with the grading outlined in the March JPA Development Code.	Master Developer	Prior to issuance of any grading permit	▪ Review of plans and specifications	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ The grading and construction of the project site complies with the geotechnical recommendations contained in the *Preliminary Geotechnical Investigation: March Business Park Phases 1-3* prepared by Inland Foundation Engineering, Inc dated July 10, 2002.	▪ Master Developer ▪ Contractor	Prior to issuance of any grading permit	▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated. ▪ Construction Inspection	March JPA
▪ All future development use proper erosion control measures during and following construction.	▪ Master Developer ▪ Contractor	▪ Preparation of bid documents ▪ Verification during construction	▪ Review of bid documents to ensure that applicable codes and regulations are incorporated. ▪ Inspection during construction to ensure that measures are implemented.	March JPA
▪ Revegetate all slopes with native plants compatible to the area to prevent erosion.	▪ Master Developer ▪ Contractor	▪ Incorporate into project plans and specifications ▪ During construction	▪ Review of plans and specifications ▪ Construction inspection	March JPA
▪ All proposed projects shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	Master Developer	Prior to building permit issuance	▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated.	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
CULTURAL RESOURCES				
▪ If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.	Lot Developer	Ongoing during life of the Project	▪ Construction Inspection	March JPA
PUBLIC SERVICES				
▪ Contract with the Riverside County Sheriff's Department to provide additional police service to the Specific Plan area.	March JPA	Prior to the issuance of the first building permit	▪ Confirm approved agreement with funding assured	March JPA
▪ Dedicate land within the proposed project for a future fire station.	Master Developer	Prior to the recordation of any final map in Phase 3 that includes the fire station site	▪ Final map review	March JPA
▪ All development within the elementary school buffer zone will abide by land use compatibility conditions as set forth in the March Business Center Specific Plan.	Lot Developer	Prior to the issuance any building permit within the buffer zone	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA

EXHIBIT C

Plot Plan 19-03
Meridian U1 L2 Industrial Warehouse Project
14500 Innovation Drive

Site Plan, Building Elevations, Grading Plan, Landscape Plan

STANDARD IPA NOTES

LEGAL DESCRIPTION

KEYNOTES



SITE PLAN LOT 2 UNIT 1

PROJECT DATA

SITE AREA

APZ LAND AREAS

INSIDE APZ ZONE

OUTSIDE APZ ZONE

TOTAL

APZ BUILDING AREAS:

INSIDE APZ ZONE I (MAX 25 HOC PER AC)

OUTSIDE APZ ZONE (MAX 100 HOC PER AC)

TOTAL

BUILDING AREA

FIRST FLOOR OFFICE

SECOND FLOOR OFFICE

WAREHOUSE AREA

TOTAL

COVERAGE

PARKING REQUIRED

WAREHOUSE OFFICE @ 1/1,000

OFFICE @ 1/300

TOTAL STALLS REQUIRED

ADA PARKING PROVIDED

STANDARD STALLS

CARPOOL STALLS (5% MIN)

TOTAL STALLS PROVIDED

LANDSCAPE AREA PROVIDED

MINIMUM SETBACKS REQUIRED

FRONT (K STREET SIDE YARD) BUILDING

FRONT LANDSCAPE

SIDE (N EXTR) BUILDING

SIDE LANDSCAPE

REAR BUILDING

REAR LANDSCAPING

FIRE DEPT TURN-AROUND

GENERAL NOTES

UTILITY PROVIDERS

VICINITY MAP

RGA
Office of Architectural Design
[redacted]
[redacted]

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
2640 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC SITE PLAN

KEYNOTES



SCREENING SITE PLAN LOT 2 UNIT 1

RGA
Office of Architectural Design
[redacted]

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

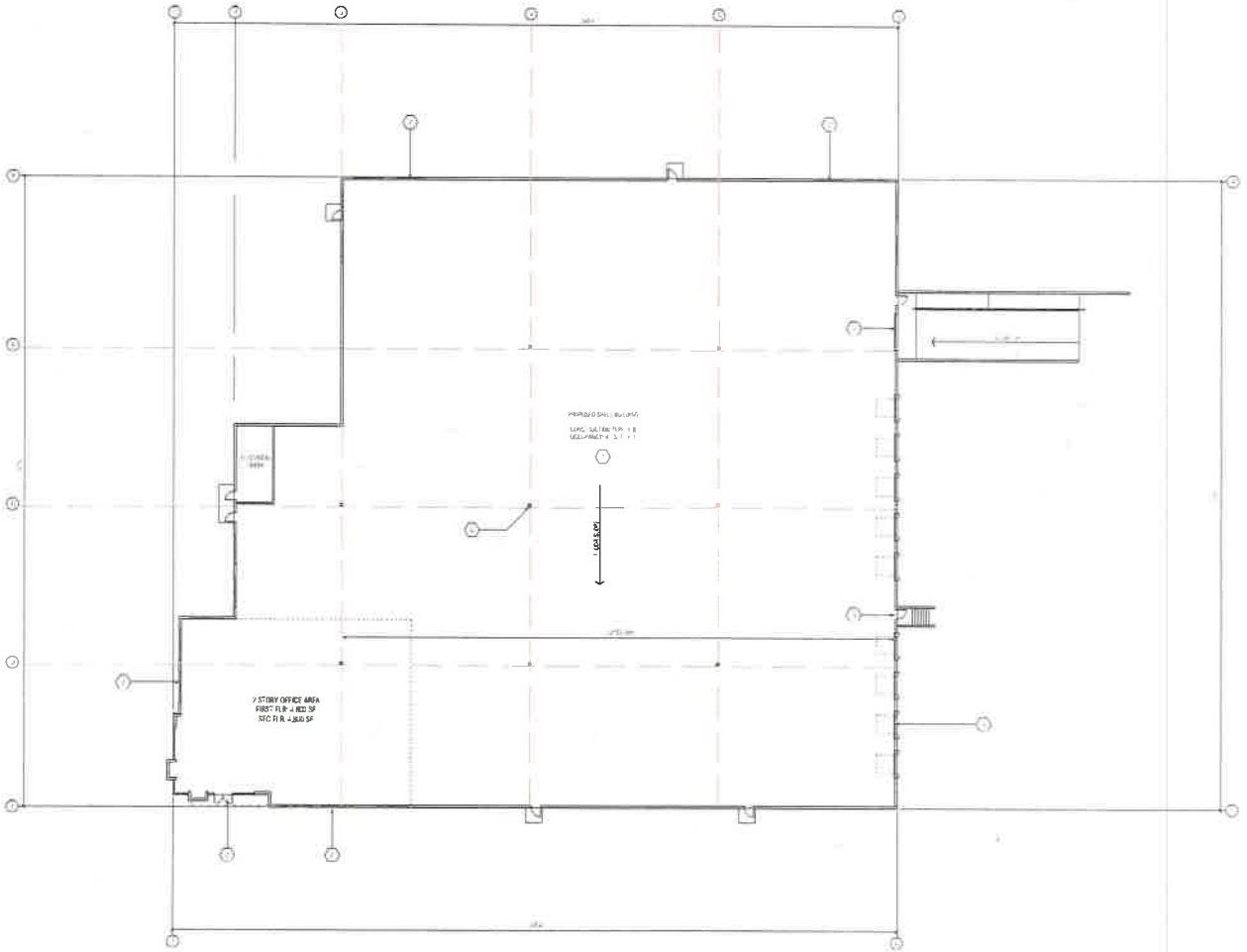
14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC FENCE PLAN

KEYNOTES (XX)



FLOOR PLAN

RGA
Office of Architectural Design
[redacted]

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

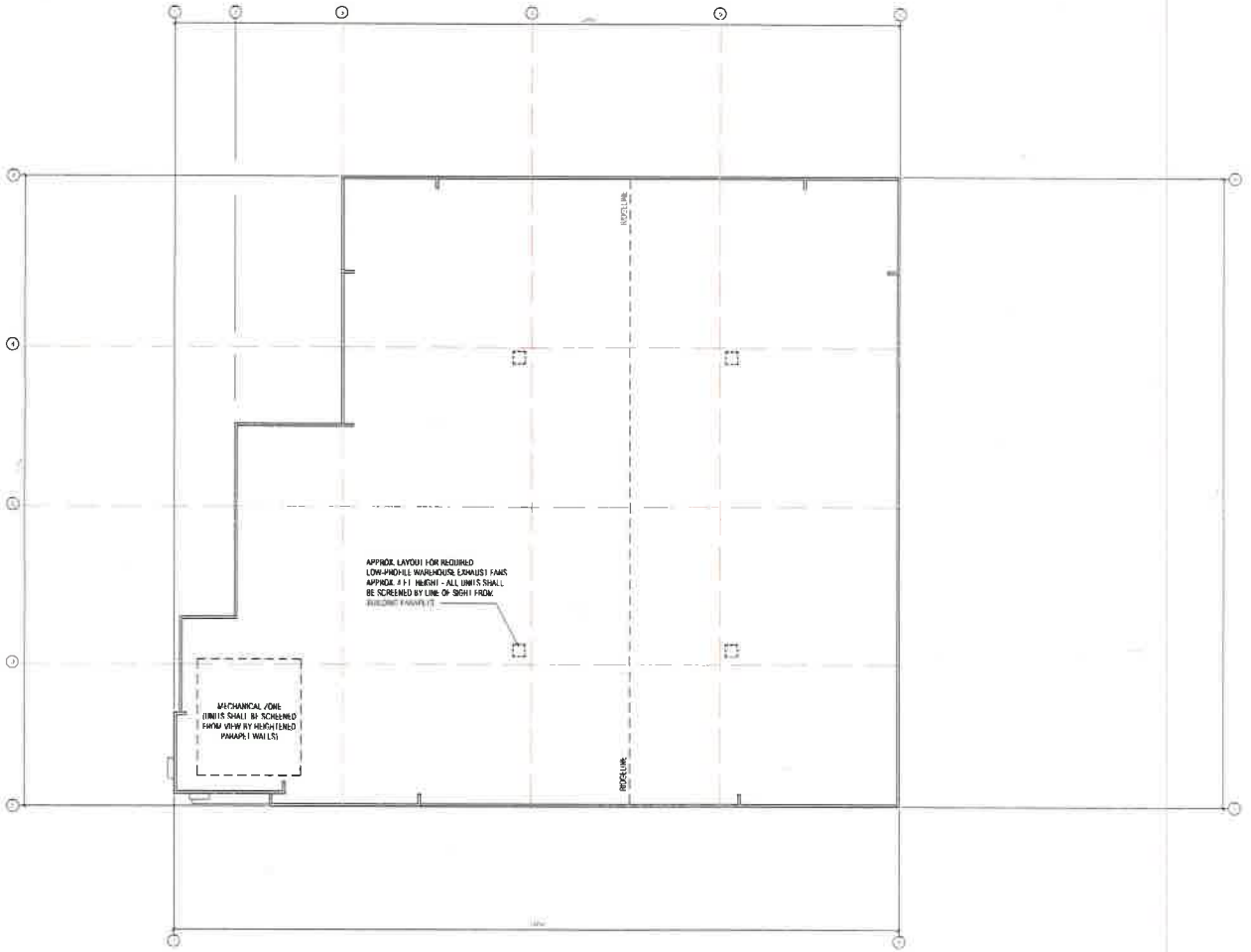
MERIDIAN

VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC FLOOR PLAN

A2-1P



ROOF PLAN

RGA
Office of Architectural Design
[redacted]

INNOVATION INDUSTRIAL

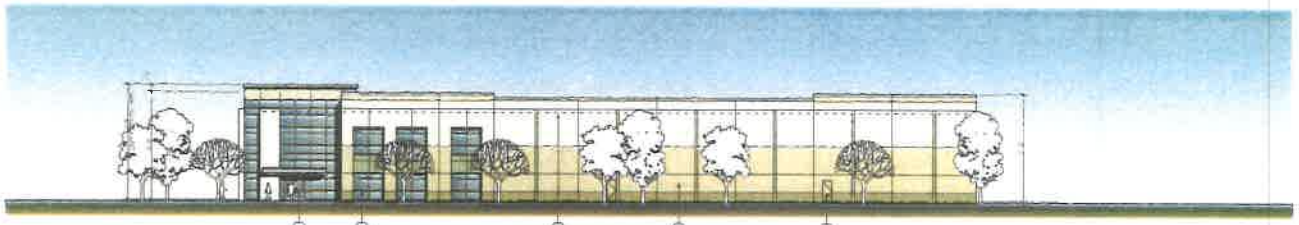
MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

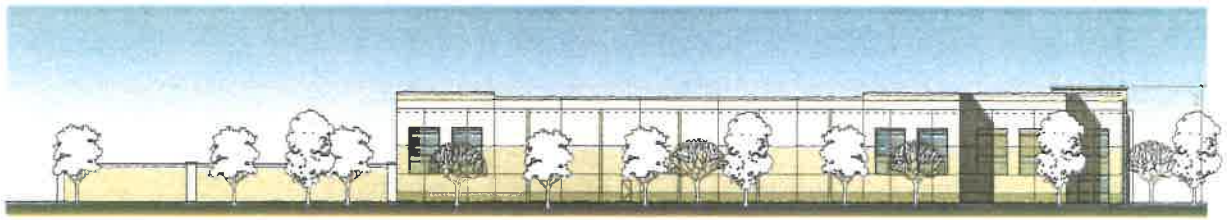
SCHEMATIC FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION - INNOVATION DRIVE



NORTH ELEVATION



EAST ELEVATION - RAILROAD

KEYNOTES

FINISH SCHEDULE

RGA

Office of Architectural Design

HORIZON INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

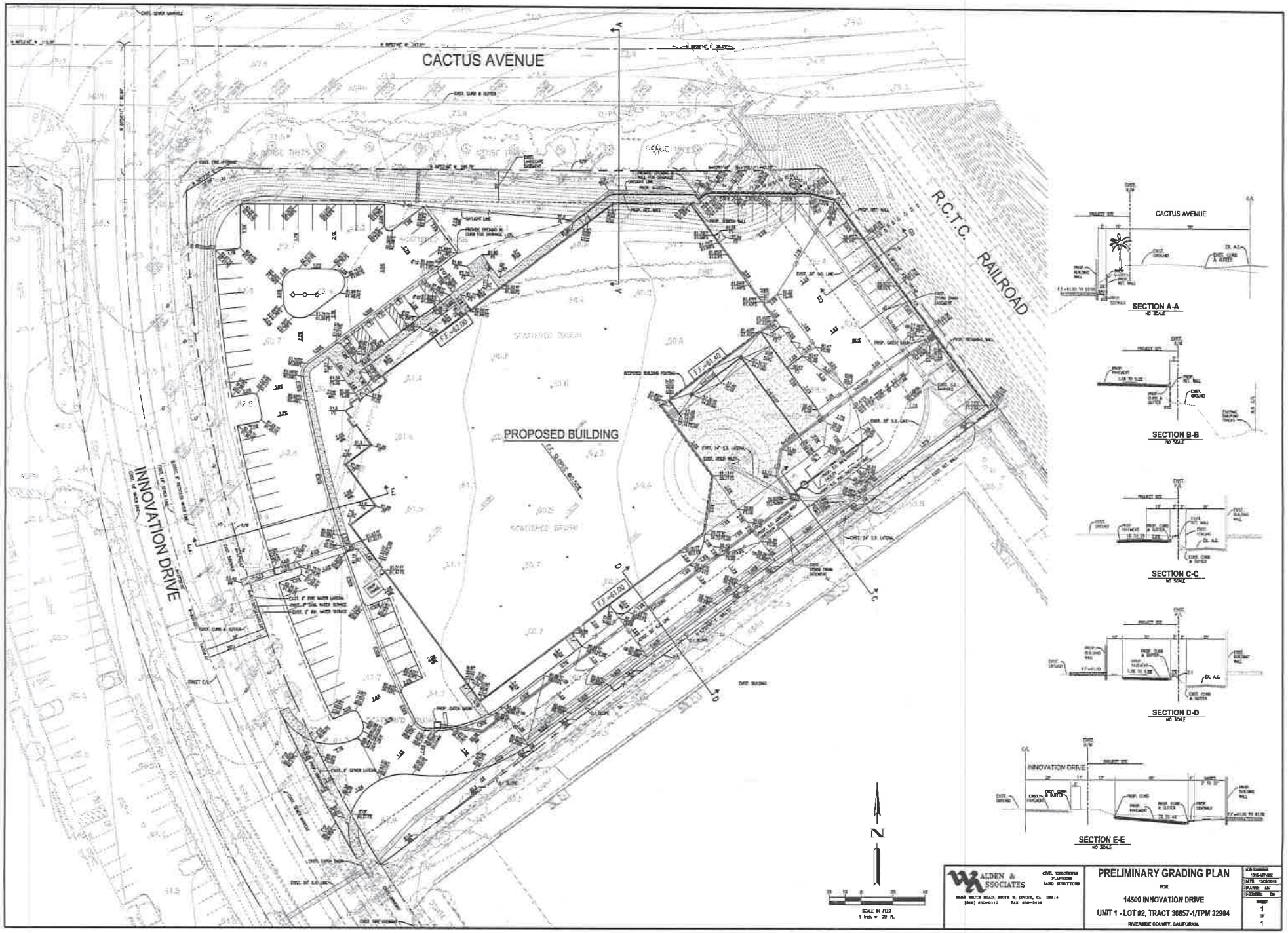
MERIDIAN

VDA

26440 LA ALAMEDA, SUITE 370
MISSION VIEJO, CA 92691
949-348-0930
VINCENT VON DER AHE

SCHEMATIC ELEVATIONS

A3-1P



WALDEN & ASSOCIATES
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

PRELIMINARY GRADING PLAN

FOR

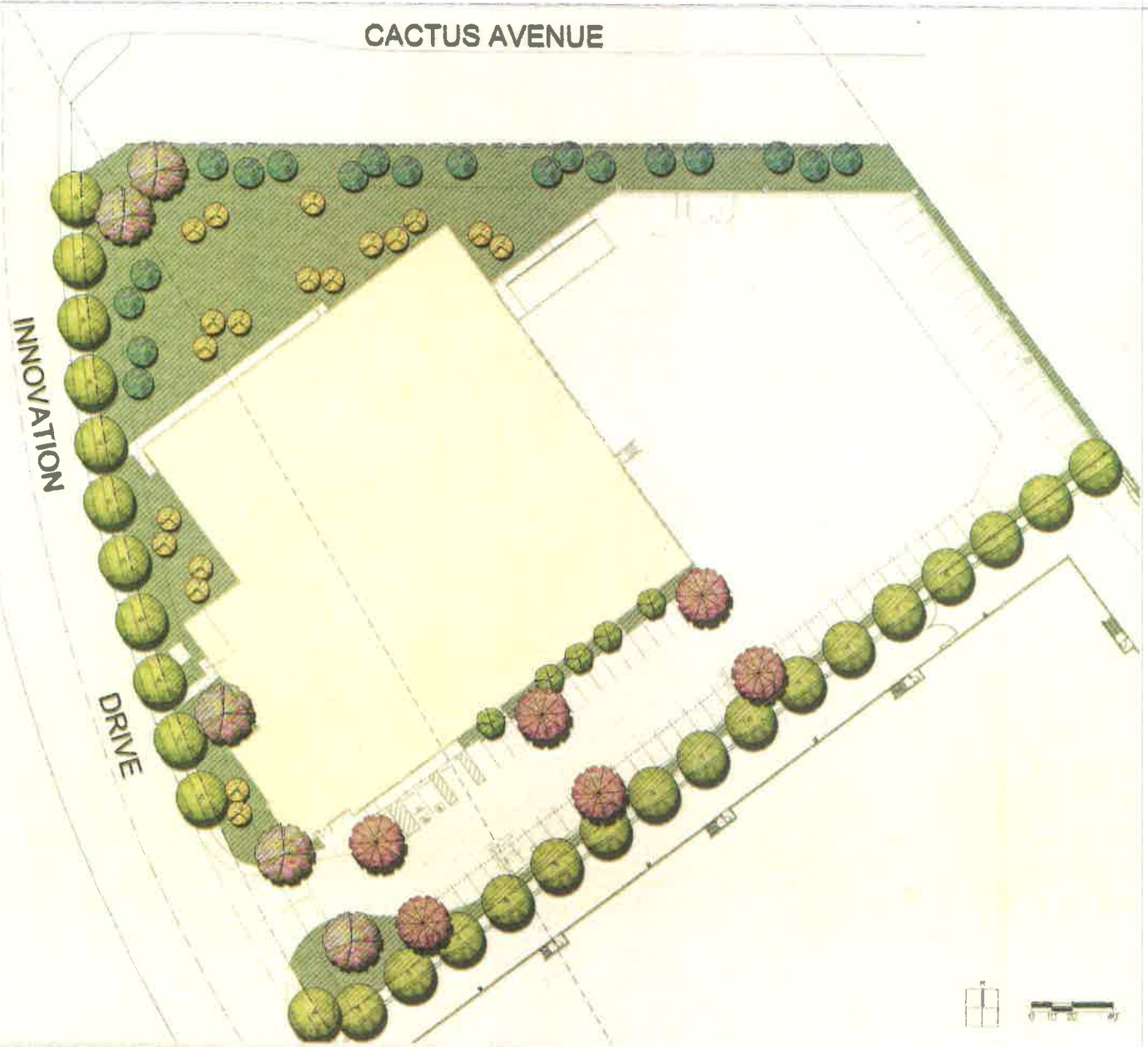
14500 INNOVATION DRIVE

UNIT 1 - LOT #2, TRACT 30857-1/TPM 32904

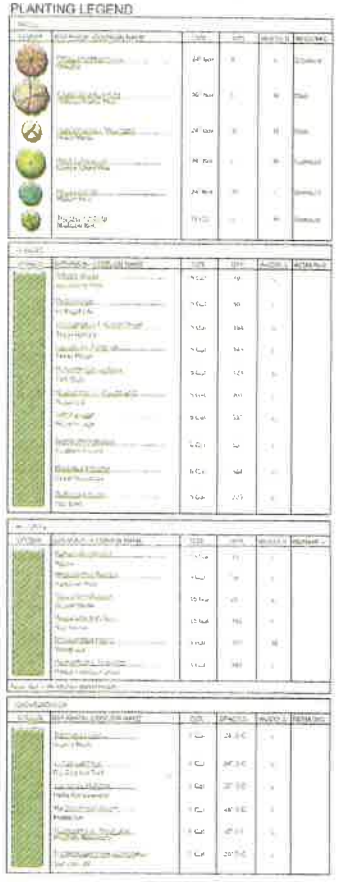
RIVERSIDE COUNTY, CALIFORNIA

DATE: 12/03/2019

SHEET 1 OF 1



PLANTING LEGEND



THE ROOTBALL OF ANY PLANT SHALL NOT BE PLANTED AN CLOSER THAN 2 FROM ANY HARDSCAPE BUILDING OR WALL

Horizon Industrial

Riverdside. California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714 986 2400 FAX 714 986 2408

EXHIBIT D

Plot Plan 19-03
Meridian U1 L2 Industrial Warehouse Project

Conditions of Approval

EXHIBIT D

Plot Plan 19-03
Meridian Unit 1 Lot2 Industrial Warehouse Project

Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT:
General Planning Conditions:

1. The site shall be developed in accordance with the approved Plot Plan 19-03, on file in the Planning Department, the applicable portions of the March Business Center Specific Plan, March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with Plot Plan 19-03. (MJPA 9.14.020)

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approvals, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. Plot Plan 19-03 approval shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within the March Business Center Specific Plan Area (SP-1). The provisions of the March Business Center Specific Plan, including the permitted uses, development standards, parking, setback and other development provisions shall govern the property.(MJPA Ord# 03-01)

5. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

6. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

7. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUP), Department of Defense Instructions (DODI) and Air Force Instructions (AFI), 2018 Air Installation Compatible Use Zone (AICUZ).

8. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes.

9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. (MJPA 9.12.020)

10. All new and existing utilities located on the site shall be placed underground. (MJPA 9.13.130)

11. The development shall comply with the noise emission criteria identified in the March JPA Development Code. (MJPA 9.10.140)

12. The development shall comply with all mitigation measures as outlined in the March Business Center Final Focused EIR and Mitigation Monitoring and Reporting Program. (SCH# 2002070289)

13. Prior to the submittal of any plans/permits for plan check review, the Applicant/Developer shall meet with March JPA staff at a Pre Plan Submittal/Construction Meeting to be determined.

14. Prior to the issuance of any Permit, the Developer shall designate one point of contact for all plan/permitting submittals, from grading to the final tenant improvements, to act as the liaison between the March JPA and the various subcontractors. Individual subcontractors shall not be allowed to submit plans/permit submittals for the project separately, but shall use the single-point-of-contact to handle all plan/permit submittals

15. The Applicant/Developer shall also comply with March JPA Building and Engineering Departments and outside Agency conditions to be performed prior to issuance of Grading and Building Permits and Certificate of Occupancy

Planning Conditions to be Performed Prior to Issuance of Grading Permits:

16. Prior to issuance of grading permits, the Project applicant shall prepare a traffic control plan that specifically addresses construction traffic and possible lane closures within the public rights-of-way. The traffic control plan shall be reviewed and approved by March Joint Powers Authority (JPA) prior to Project construction.

17. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

18. Prior to grading permit issuance, an FAA Form 7460-2 would be required for any temporary construction equipment used during construction activities exceeding 38 feet in height.

Planning Conditions to be Performed Prior to Issuance of Building Permits:

19. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

20. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited to the Criminal Justice, Fire Protection and Parks Development impact fees.

21. Prior to issuance of building permits, the developer shall provide to the Planning Department written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.

22. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium or LED below 3,000 Kelvin only), location, and height. The lighting shall not exceed a 750 watt maximum and shall not be mounted more than 25' above finished grade. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

23. Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department

(RCWMD) for approval. The plan will identify and estimate the materials to be recycled during construction activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts

24. Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

25. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance.

26. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained.

27. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets, commercial gas meters and backflow devices shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)

28. The tenant shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Prior to Certificate of Occupancy, signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location.

29. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

Planning Department Landscape Provisions (Timing Varies):

30. All landscape located adjacent to parking areas shall be protected by a raised 6" curb. (MJPA Design Guidelines)

31. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD #09-05).

32. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

33. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

34. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or landscape areas.

35. Prior to certificate of occupancy, the Applicant/Developer shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. #16-03 (Water Efficient Landscape Ordinance) including but not limited to:

    a) Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.5.

    b) All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.

    c) Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

36. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)

NPDES Provisions (Timing Varies):

37. The development shall be subject to all provisions of March Joint Powers Authority General Plan Land Use Policy 8.4, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto

38. The applicant shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the required Low Impact Development best management practices, roof drains to vegetation and trash enclosure. The project proponent should request a Final WQMP Pre-submittal letter before beginning this process. The MJPA Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies):

39. Employers with 250 or more employees shall comply with SCAQMD Rule 2202 necessitating development of trip reduction plans, including peak commute trip reduction, ride share programs, and implementing compressed work week schedules. (SCAQMD)

40. Employers with over 250 employees shall provide on-site food vending machines, refrigerator, microwave oven and mail facilities and use reasonable effort to provide an ATM, onsite computer, internet connection, and other service to reduce the need for employees to leave for services during business hours.

41. The operator shall cooperate with March JPA in the pursuit of Carl Moyer clean air grants. Grants shall be used to pursue clean air technology inclusive of clean burning engines, alternate fuel vehicles, diesel particulate traps, alternate fuel refrigeration units, and electrification of dock ramp positions.

42. Projects shall provide short- and long-term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). Project shall also provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).

43. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between truck parking and loading areas and building entrances.

44. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

45. The Developer shall comply with the 2019 CAL Green Standards for Electrical Vehicle (EV) Infrastructure and consider installing either EV Capable, EV Ready or EV Installed infrastructure for on-site parking spaces. Prior to Building Final/Certificate of Occupancy, the Developer shall provide certification that the appropriate infrastructure has been installed and operational.

46. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between employee/visitor, truck parking and loading areas and building entrances.

47. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

48. All construction activities shall be limited to between 7:00 am and 7:00 pm.

MJPA ARCHEOLOGY/PALEONTOLOGY:

49. Human Remains: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Planning Director.

50. Inadvertent Archeological Finds: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Native American Tribe(s).

    a) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

    b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

    c) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

    d) Treatment and Disposition of the inadvertently discovered resources shall be carried

out in one or more of the following methods:

e) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources; leaving them in the place they were found with no development affecting the integrity of the resources.

f) Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in COA #51.

g) Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the March Joint Powers Authority Planning Director (Director) for decision. The Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Director shall be appealable to the March Joint Powers Authority Council."

51. Archeologist Retained: Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities to identify any unknown archaeological resources.

The Project Archaeologist and the representative(s) from the Native American Tribe (s) shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors. The Project Archaeologist and the Tribal representative(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal representative(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Any newly discovered cultural resources shall be subject to an evaluation, in consultation with the Native American Tribe(s) and which will require the development of a treatment

plan and monitoring agreement for the newly discovered resources.

52. Paleontologist Required: This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:

The permittee shall retain a qualified paleontologist approved by the March Joint Powers Authority Planning Director to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Planning Department for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

a) The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

b) Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

c) If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

d) If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to inspect the remains.

e) If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

f) Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be reburied on-site in a pre-determined location, typically within the landscape areas and away from any drainage basins to the best possible extent.

g) A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Planning Department for review and approval prior to building final inspection as described elsewhere in these conditions.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Planning Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

MJPA BUILDING AND SAFETY:

Regarding the Meridian Unit 1 Lot 2 Industrial Warehouse Project, PP 19-03, please provide four (4) sets of construction plans and documentation for plan review of the proposed project. Below is a list of the plans and documents Building and Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Provide the following sets of plans and documents:

Building and Safety submittal's required at first plan review.

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(2) Roof and Floor Truss Plans
(2) Title 24 Energy Calculations
(4) Rough and Precise Grading Plans
(2) Water Quality Management Plan, (WQMP) and Erosion Control Plan
(2) Stormwater Pollution Prevention Plan

Building & Safety General Information

75. All structures shall be designed in accordance with the 2019 California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, and the California Green Buildings Standards adopted by the State of California.

76. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.

77. Building & Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (909) 963-8045.

78. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians.

79. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.

80. Construction projects which require temporary electrical power shall obtain an electrical permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department.

    a) Installation of a construction trailer, or,
    b) Security fenced area where the electrical power will be located.

81. Installation of construction trailers must be located on private property. No trailers can be located in the public right of way.

82. Site development and grading shall be designed to provide disabled access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sections, 11A and 11B.

83. March JPA enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

84. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.

85. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.

86. Building & Safety, (Willdan Engineering) will inspect all structural foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit and wiring in the common areas for light standards as well as disabled accessibility requirements from the public right of way to the building and the disabled parking stalls. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

87. Engineering, (Tri Lakes Engineering) will inspect the construction work in the right of way as well as the on-site grading, precise grading, on-site sewers and storm drains, on-site flat work to include base underlayment and paving as well as concrete curb and gutter work.

88. Storm Water Retention, (CG Resource Management) will inspect the NPDES and storm water requirements on and off site.

Building & Safety Conditions

89. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

90. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or MJPA.

91. Prior to issuance of building permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants, shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

92. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and set backs of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.

93. Prior to issuance of building permits, provide Building & Safety with a will serve letter from Western Municipal Water District.

94. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

95. Special inspectors and structural observation inspectors that are required by the engineer of record, shall register with MJPA, Building & Safety. The special inspectors shall provide a copy of his or her certifications and a copy of their driver's license before the start of work as an inspector on the project.

96. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the March JPA Permit Coordinator. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before March JPA inspectors provides periodic inspections.

97. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued on the building and the plans are approved.

MARCH JPA ENGINEERING - TRILAKE ENGINEERING:

With respect to the Conditions of Approval for the above referenced project, the March JPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards pursuant to exhibits identified and shown on the site plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration.

General Conditions:

98. The project's grading shall be in a manner to perpetuate existing drainage patterns. Any deviation from this, concentration or increase in runoff, must have approval from adjacent property owners and the MJPA. Drainage easements shall be obtained from affected property owners. The applicant shall accept the offsite runoff and convey it to an adequate outlet. Emergency escape paths shall be provided for all sump conditions.

99. Prior to issuance of any permit, the developer/property owner shall secure MJPA's and appropriate agency's approval of the improvement plans.

100. Prior to the commencement of any construction or installation of fencing in the public rights-of-way, an encroachment permit shall be obtained.

Prior to the Issuance of Grading Permit:

101. The developer/property owner shall submit the following to the MJPA for review and approval:

a. Onsite Grading Plan and Erosion Control Plan
b. Drainage Plan, Hydrology and Hydraulic Report
c. Final WQMP (for reference)
d. Water and Sewer Plan (Fire Department and WMWD approval required prior to MJPA approval)

The project's design shall be in compliance with WMWD, Riverside County Flood Control and Water Conservation District, Riverside County, Caltrans, MJPA and ADA most recent standards, criteria and requirements and in effect at the time of construction and coordinated with approved plans for adjacent developments.

102. The developer/property owner shall provide water and sewer service to this project in accordance with the requirement of the appropriate utility purveyors. This project is within Western Municipal Water District (WMWD) service area. Water and sewer improvements shall be installed per WMWD Standards and Fire Department requirements.

103. Onsite fire hydrants shall be installed as determined by the Fire Department.

104. The incremental increase in runoff volume between developed and undeveloped state for the 85th percentile storm, shall be retained within onsite private detention facilities.

Prior to Issuance of Building Permit

105. All rights-of-way shall be offered to the public and shall continue in force until MJPA accepts or abandons such offers.

106. Paved access shall be provided to the proposed buildings per precise grading plan.

107. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of First Certificate of Occupancy:

108. Unless currently annexed, this project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights and landscape shall be maintained by the owner

109. The existing improvements along Cactus Avenue and Innovation Way, if damaged during construction of this project, of this project, shall be removed and replaced to the satisfaction of MJPA.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION:

On August 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case No. PP19-03 (Plot Plan), a proposal to construct a 48,830 square foot industrial warehouse building on 3.22 acres located on the southeast corner of Cactus Avenue and Innovation Drive, CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

110. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

111. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, restaurants, hazardous materials manufacture/storage, noise sensitive outdoor nonresidential uses, and hazards to flight.

(f) Retail trade, eating and drinking establishments, personal services, professional services, educational services, governmental services, medical facilities, cultural activities, and any other uses providing on-site services to the public.

(g) Commercial service uses; civic uses; churches, chapels, and other places of worship; classrooms; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; gaming; auction rooms.

(h) Manufacturing of food and kindred products, textile mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal products, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks.

112. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

113. The attached notice shall be given to all prospective purchasers of the property and/or tenants of the building. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b) (13) (A)

114. Any proposed detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

115. This project has been evaluated as a proposal for 39,230 square feet of warehouse area and 9,600 square feet of office floor area. March Joint Powers Authority shall require additional

review by the Airport Land Use Commission prior to the establishment of office uses exceeding the amounts specified above.

116. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. March Joint Powers Authority shall require an acoustical study to ensure compliance with this requirement.

117. Zoned fire sprinkler systems shall be required throughout the building.

118. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

119. The project shall execute and record a Covenant on the title of the property, which limits building occupancy to a maximum of 25 people in any given acre in the APZ-1 portion of the building. The project shall be in compliance with the recorded Covenant. Any changes to the Covenant will require review by the Airport Land Use Commission, March Joint Powers Authority, and March Air Reserve Base.

120. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-15121-0E) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

121. The proposed building shall not exceed a height of 38 feet above ground level and a maximum elevation at top point of 1,600 feet above mean sea level.

122. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

123. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 38 feet in height and a maximum elevation of 1,600 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

124. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation

Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

125. Any questions pertaining to the project, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

RIVERSIDE COUNTY FIRE DEPARTMENT:

The Riverside County Fire Department has reviewed the Site Development plans and find them acceptable with the conditions below. Final conditions will be addressed when final site and building plans are reviewed:

126. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 903)

127. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a monitored manual/automatic fire alarm system in accordance with CFC Section 907. Plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 907)

128. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. (CFC 505.1)

129. Prior to issuance of Certificate of Occupancy, approval shall be required from the Office of the Fire Marshal to maintain, store, use, or handle hazardous materials regulated by the fire code and to install equipment used in connection with such activities. (CFC 105)

130. Prior to issuance of Building Permit, plans for an emergency responder radio coverage system in accordance with Riverside County Fire Department policy shall be submitted to the Office of the Fire Marshal for review and approval. (CFC 510.1)

131. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

132. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the

fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow.

133. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

134. During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

135. If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

136. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

137. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

138. Fire apparatus access roads shall have an unobstructed width of not less than twenty–four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

139. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

140. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)

141. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)

142. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

143. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

144. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

145. Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

146. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT:

Plan Submittal

Submit storm drain improvement plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, and federal and state permits). The storm drain improvement plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits.

147. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, both found on the District's website (https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check), and a plan check fee deposit.

Six Items to Accept Facility(ies)

148. Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by Flood Control District. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

a) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

b) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

c) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

d) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

e) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

f) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

UNITED STATES POSTAL SERVICE:

149. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

WESTERN MUNICIPAL WATER DISTRICT:

Below are Western Municipal Water District's (Western) Conditions of Approval for the above referenced project as follows:

150. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

151. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to installation of any water meter.

152. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer, and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

153. Western, as a member of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

154. The property is located within the 1837 Pressure Zone. Currently, Western has an existing 18-inch water pipeline located in Innovation Drive for service connection to the project. There is an existing 2" potable water lateral available to connect to for service. Please submit a request to complete a fire flow model in order to determine if demands can be met. There may be additional required conditions for improvements based on the results of the fire flow model.

155. Western has an existing 8-inch recycled water pipeline in Innovation Drive for service connection to the proposed project. There is an existing 2" recycled water lateral available to connect to for service.

156. Western has an existing 18-inch sewer pipeline in Innovation Drive for service connection to the proposed project. There is an existing 8" sanitary sewer lateral available to connect to for service.

157. Any existing service laterals not utilized to serve the proposed project are required to be abandoned back to the main per Western standards.

158. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

159. Preliminary water, sewer, and/or recycled water plans shall show the following items:

a. Delineate all existing utility, facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries
b. Delineate all easements within project boundaries.
c. Delineate all proposed and existing lots, streets and storm drains
d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

160. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans

161. Water, Sewer and Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at:

http://www.wmwd.com/162/Developer-Handbook

162. Water, Sewer and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at:

http://www.wmwd.com/DocumentCenter/Home/View/237

163. Developer to submit grading plans for Western's review and approval before grading permit is issued.

164. Water, Sewer and Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western.

165. The developer is responsible for installing, paying for all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

166. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

167. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

168. Contact Western's Development Services Department at (951) 571-7100 for further information.

ATTACHMENT A

Standard March JPA Operation Mitigation Measures

To be placed on the cover sheet of all grading and building construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufacturer's specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

EXHIBIT E

Plot Plan 19-03
Meridian U1 L2 Industrial Warehouse Project

Covenant

RECORDING REQUESTED BY
VDA REAL ESTATE SERVICES
AND WHEN RECORDED RETURN TO:

Vincent M. Von der Ahe
VDA Real Estate Services
26440 La Alameda, Suite 270
Mission Viejo, CA 92691

(Space Above For Recorder's Use)

COVENANT AFFECTING REAL PROPERTY

THIS COVENANT AFFECTING REAL PROPERTY ("Covenant") is made as of the _____ day of, _____ 2020, by VDA Real Estate Services, a California corporation ("Covenanter"), with reference to the following facts set forth in the recital paragraphs below:

-- RECITALS --

A. Covenanter is the owner of the real property described more particularly in Exhibit A hereto ("Property"), subject to the jurisdiction of the March Joint Powers Authority ("JPA").

B. The Property is situated approximately 4,686 feet northwesterly of the northwesterly terminus of runway 14-32 located at March Air Reserve Base ("MARB") and is subject to the Air Installation Compatible Use Zone Study ("AICUZ") and the March ARB/Inland Port Airport Land Use Compatibility Plan ("ALUCP"). The AICUZ and ALUCP have designated the majority of the Property as being located in Compatibility Zone B1-Accident Potential Zone ("APZ") I and the remainder of the Property as being located in Compatibility Zone B2.

C. Portions of the Property are designated in B 1 - APZ-I and have an occupancy limit of 25 persons per acre. Other portions of the Property are designated in B **2** and have an occupancy limit of 50 persons per acre.

D. The Covenanter is developing the Property for an industrial warehouse building. The Covenanter has submitted to the JPA an application for a discretionary land use approval for the development of the Property involving: 1) a Site Plan Review consistent with the JPA's General Plan designation of Industrial (I) for the Property; 2) a Plot Plan for the proposed development of an approximately 48,830 square-foot industrial warehouse building; and 3) environmental documentation pursuant to the California Environmental Quality Act ("CEQA"). All of the above shall be referred to collectively as the "Project."

E. Covenanter has agreed to comply with the Density Restrictions and a Density Cap (both terms are defined below), by limiting occupancy of the Project to (i) forty-eight (48) occupants ("Density Cap") **[THE DENSITY CAP WILL DECREASE IF THE SQUARE FOOTAGE OF THE BUILDING DECREASES.]**; (ii) twenty-five (25) occupants in any square area measuring 208 feet by 208 feet ("Square Area") for all Square Areas within portions of the building of the Project within APZ I; and (iii) fifty (50) occupants in any Square Area within portions of the building of the Project within Compatibility Zone B2. Requirements (ii) and (iii) are collectively the "Density Restrictions," and are depicted in Exhibit B, attached hereto and incorporated herein by reference. Accordingly, any building expansion is prohibited without further review by JPA and MARB representatives, and consent and approval provided through an amendment to this Covenant.

F. JPA requires that the Covenanter, and each of its successors in interest in the Property, comply with the Density Cap and Density Restrictions.

G. JPA has indicated that it does not have the resources to undertake regular inspections of the Project to determine compliance with the Density Cap and Density Restrictions.

H. In order to ensure that Covenanter complies with the Density Cap and Density Restrictions, upon occupancy of the Project, Covenanter agrees to fund at its sole expense quarterly inspections. These inspections shall be undertaken by a neutral independent third party to be selected by JPA ("Independent Monitor"). The JPA shall provide invoices to Covenanter concerning the Independent Monitor's costs in undertaking the activities specified in the Covenant and such costs shall be reasonable and reflect the Independent Monitor's actual costs of inspection and reporting.

I. In order to ensure that there is compliance with the Density Cap and Density Restrictions, the Covenanter agrees to the provisions as set forth below during the term of the Covenant ("Covenant Lifespan").

-- AGREEMENT --

ARTICLE 1
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. Subject to the conditions of this Covenant, during the Project Lifespan, the Density Cap and Density Restrictions shall be binding upon the Covenanter and its successors and assigns in interest in the Property (collectively "Covenanter"). The Covenant, the Density Cap, and Density Restrictions shall run with the Property, and each portion thereof, and shall apply to and bind the Covenanter during the Project Lifespan.

1.2 Deemed Concurrence. The Covenanter and all other persons or entities acquiring any fee interest in the Property, shall be conclusively deemed by such acquisition to have irrevocably agreed to the Density Cap and Density Restrictions for and among themselves and their heirs, successors, and assigns. Upon any such person's or entity's sale or transfer of its interest in the Property, such conveying person or entity shall forever be released and relieved of any further obligation or liability arising under this Covenant, the Density Cap, and the Density Restrictions for events arising from and after the date of such transfer.

1.3 Incorporation into Deeds and Leases. The Density Cap and Density Restrictions are hereby deemed to be incorporated by reference into each conveyance of any fee or leasehold interest in the Property or portion thereof occurring after the date the Covenant is recorded in the Official Records of Riverside County, California, whether or not referred to in the instrument affecting such conveyance of the Property, or a portion thereof.

1.4 Parties Benefitting. This Covenant inures to the benefit of MARB and JPA and their successors in interest or assigns.

ARTICLE 2
ENFORCEMENT OF COVENANT

2.1 Right of Entry. Upon completion and occupancy of the Project, Covenanter shall allow the Independent Monitor to enter the Project, for the sole purpose of calculating the Project occupancy and confirming that the Covenanter is complying with the Density Cap and Density Restrictions. The Independent Monitor's method for calculating the Project occupancy and confirming that the Covenanter is complying with the Density Cap and Density Restrictions shall include separate calculations of employment occupancy within Compatibility Zone B1-APZ I and Compatibility Zone B2 and shall be approved by JPA, at its sole discretion, prior to the commencement of inspections. Upon JPA approval of the Independent Monitor's method of calculation, JPA or the Independent Monitor shall notify the Covenanter of the Independent Monitor's methods of calculation in writing ("Methodology"), before the Independent Monitor inspects the Project, in order for Covenanter to understand the Methodology to be used by the Independent Monitor. The Methodology shall be consistent with and be based upon the calculations of the Density Restrictions. The Independent Monitor shall inspect the Project quarterly at times solely determined by the Independent Monitor within each calendar quarter. "Quarterly" shall mean each calendar quarter beginning on January 1, April 1, July 1, or October 1, as applicable, and ending on the succeeding March 31, June 30, September 30, or December 31, as applicable. Notwithstanding the foregoing, the Independent Monitor's inspections shall be done in a safe and unobtrusive manner. Within thirty (30) days of completing its quarterly inspection, the Independent Monitor shall submit written reports to MARB, JPA, and Covenanter documenting the Project occupancy. If the Independent Monitor determines that the Density Cap or Density Restrictions have been exceeded, within three (3) days of this determination, the Independent Monitor shall provide written notification to Covenanter, MARB, and JPA of this exceedance. Upon receipt of such notice, Covenanter shall eliminate the exceedance within fifteen (15) days. At the conclusion of this 15-day period, the Independent Monitor shall re-inspect the Project to determine whether the exceedance has been eliminated. If the exceedance has not been eliminated, the Independent Monitor shall provide written notification to Covenanter, MARB and JPA of this uncured exceedance no later than five (5) days thereafter and the Independent Monitor shall pursue the Administrative Remedies specified in Section 2.3 of this Covenant. If the exceedance has been eliminated, the Independent Monitor shall provide written notification no later than five (5) days thereafter to Covenanter, MARB and JPA of this elimination.

2.2 Remedies. The remedies specified in Section 2.3 of this Covenant shall be triggered upon either (i) one (1) exceedance of the Density Cap or Density Restrictions by Covenanter which has not been corrected within the cure period set forth above in Section 2.1 in any one (1) year period of Project occupancy; or (ii) two (2) exceedances of the Density Cap or Density Restrictions by

Covenanter which have been eliminated within the cure period set forth above in Section 2.1 in any one (1) year period of Project occupancy ("Actionable Default").

2.3 Administrative Remedies. Upon any Actionable Default, the Independent Monitor shall notify Covenanter, JPA, and MARB in writing of the Actionable Default and JPA shall commence the revocation process of the Project's certificate of occupancy pursuant to JPA Development Code § 9.02.260. If the Project's certificate of occupancy is revoked pursuant to this process, all operations and/or activities at the Project site shall immediately terminate. If the certificate of occupancy is revoked, Covenanter may reapply to JPA to re-establish the use and occupancy of the Project, subject to compliance with the Density Cap and Density Restrictions. JPA may authorize a re-establishment of the use and occupancy of the Project if Covenanter provides reasonable assurances to JPA that the Density Cap and Density Restrictions will not be exceeded in the future.

2.4 Mortgagee Protection. Notwithstanding any other provision of this Covenant, no breach of the Density Cap or Density Restrictions, nor the enforcement of any provisions contained in this Covenant shall affect, impair, or defeat the lien or charge of any duly recorded mortgage or deed of trust encumbering any portion of the Property, or affect, impair, or defeat the interest of the mortgagee, or its successor or assigns pursuant to such a mortgage, provided that such mortgage is made in good faith and for value. The Density Cap and Density Restrictions shall be binding upon and effective against any person whose title in the Property or any portion thereof, is derived through foreclosure, deed in lieu of foreclosure, or trustee's sale during the period of their ownership.

ARTICLE 3
MISCELLANEOUS

3.1 No Dedication Intended. Nothing herein shall be construed to be a grant or dedication, or offer to grant or dedicate, the Property or any portion thereof to MARB or JPA for any purposes whatsoever.

3.2 Notices.

(a) All notices and communications relating to this Covenant shall be in writing and shall be deemed effective when such notice or communication is personally delivered to the person:

To Covenanter: VDA Real Estate Services
26440 La Alameda, Suite 270
Mission Viejo, CA 92691

To JPA: March Joint Powers Authority
14205 Meridian Parkway
Suite 140
Riverside, CA 92518
Attention:

and to:

Best Best & Krieger, LLP
3390 University Avenue
5th Floor
PO Box 1028
Riverside, CA 92502
Attention:

(b) Concurrently with the consummation of the conveyance of an interest in the Property, or portion thereof, by the Covenanter to a successor or assign of such Covenanter, such transferee shall notify the Independent Monitor and JPA in writing of such conveyance. Such notification shall set forth the name of the transferee and its contact information for the purposes of the giving notice to such transferee under Section 3.2(a). Prior to the receipt by the Independent Monitor of any such notification, any and all written communication by the Independent Monitor under this Covenant shall be sufficient if given to the address for the Covenanter as provided in Section 3.2(a).

3.3 Breach. For all breaches of this Covenant which are not an Actionable Default, failure by Covenanter to perform an obligation which arises hereunder shall constitute a breach of this Covenant. Upon a breach of this Covenant, JPA shall commence the revocation process of the Project certificate of compliance as set forth above in Section 2.3.

3.4 Partial Invalidity. If any portion of the Covenant is determined by a judgment of a court of competent jurisdiction to be invalid for any reason, the remaining portions shall remain in full force and effect as if such portions had not been included in such a judgment.

3.5 Successors and Assigns of Covenanter. This Agreement shall be binding upon the successors in interest and assigns of Covenanter.

3.6 Covenant Lifespan. As used herein the words "Covenant Lifespan" refer to the period of time following the date of recordation of this Covenant when the Covenant is in effect. The Covenant Lifespan shall have a term of the earliest of (i) demolition of the Project; (ii) the MARB and March Inland Port Airport Authority, or subsequent civilian airport, ceasing operations as an airport; (iii) written request by MARB and March Inland Port Airport Authority to terminate the Covenant; or (iv) removal of the Project from Zone B1-APZ I and Zone B2.

3.7 Initiation of Enforcement Proceedings. Notwithstanding any other provision of this Covenant to the contrary, no third party other than JPA may compel enforcement of any provision of this Covenant.

3.8 Jurisdiction and Venue. All legal actions arising from this Covenant shall be filed in the Superior Court of the State of California in and for the County of Riverside, California, or the United States District Court with jurisdiction in the County of Riverside, California.

3.9 Time is of the Essence. Time is of the essence in performance of the obligations set forth in this Covenant.

IN WITNESS WHEREOF, Covenanter has executed this Covenant as of the date set forth above as evidenced by the authorized officer of Covenanter whose signature appears below.

COVENANTER
VDA Real Estate Services
a California Corporation

By: _____
Vincent Von der Ahe
Its: President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

EXHIBIT A

DESCRIPTION OF THE PROPERTY

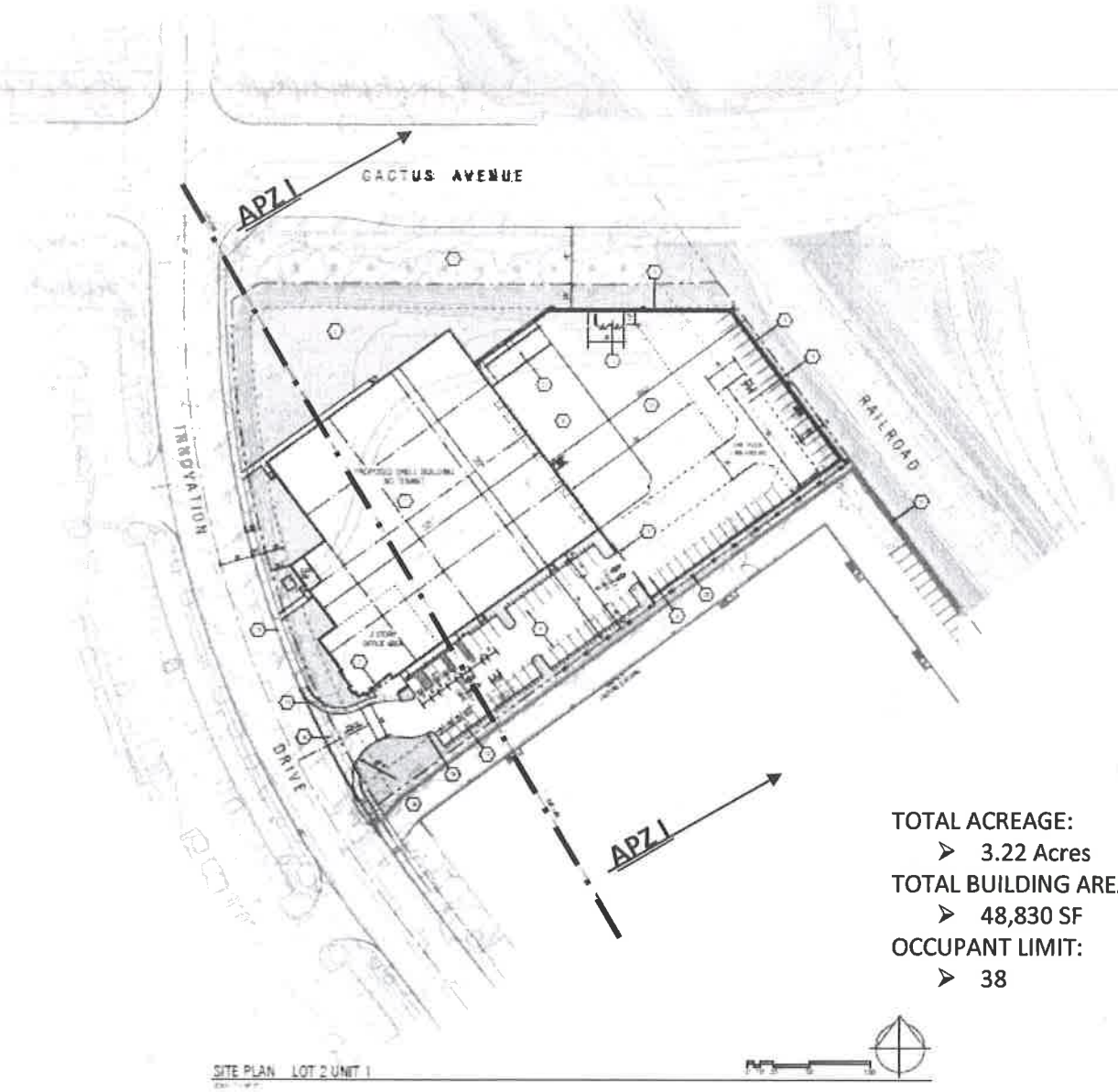
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 2 OF TRACT MAP 30857-1, AS SHOWN BY MAP IN BOOK 371, PAGES 28-38 OF TRACT MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 297-230-011-9 AND 297-230-012-0

EXHIBIT B

DENSITY CAP AND DENSITY RESTRICTIONS



TOTAL ACREAGE:
- 3.22 Acres

TOTAL BUILDING AREA:
- 48,830 SF

OCCUPANT LIMIT:
- 38

Notice of Determination

Plot Plan 19-03
Meridian Unit 1 Lot 2 Industrial Warehouse Project

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ **County Clerk** County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	**FROM:**	**Public Agency/Lead Agency:** March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: (951) 656-7000

TO:	☐ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address:
	☐ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2002071089		

Project Title: Meridian Unit 1 Lot 2 Industrial Warehouse Project

Project Applicant: Innovation Industrial Partners, LLC.

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

The approximately 3.22 acre, Meridian Unit 1 Lot 2 (Meridian U1 L2) project site is located west of the I-215 Freeway, southwest of the I-215 Freeway / Cactus Avenue off ramp. The building address is 14500 Innovation Drive, Riverside, California, 92518. The project site is within March Business Center (Meridian) Specific Plan Area, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.

General Project Location (City and/or County): County of Riverside

Project Description: The proposed Meridian U1 L2 Project consists of the following:

Plot Plan (PP 19-03):

The proposed Plot Plan would authorize the construction of a 48,830-square-foot speculative industrial "shell" warehouse building on a 3.22 acre vacant parcel, inclusive of a 4,800 square-foot first floor office space and 4,800 square foot second floor office mezzanine area, along with nine (9) truck dock door on the east side of the building. The building is proposed to have a maximum height of 38 feet. The project site is will also have 71 parking spaces. Anticipated uses include office, light assembly, and warehousing, all of which are consistent with the March Business Center (Meridian) Specific Plan land use. The project has been designed to be in compliance with the March Business Center Design Guidelines. At this time, a tenant has not been identified and the total number of proposed employees is unknown

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Innovation Industrial Partners, LLC

This is to advise that the (☒ **Lead Agency** or ☐ Responsible Agency) has approved the above described project on **December 16, 2020** and has made the following determinations regarding the above described project:

1.	☐	The project will have a significant effect on the environment.
	☒	**The project will NOT have a significant effect on the environment**
2.	☐	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☒	**An Addendum to the Certified EIR (SCH# 2002071089) (MJPA Resolution #09-02) and CEQA Consistency Memo, for Plot Plan 19-03, was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency**
3.	☒	**Mitigation measures from the applicable Focused EIR were made a condition of the approval of the project.**
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☐	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	☒	**A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.**
5.	☐	**A Statement of Overriding Considerations was adopted for this project.**
	☒	A Statement of Overriding Considerations was NOT adopted for this project
6.	☒	**Findings were made pursuant to the provisions of CEQA.**
	☐	Findings were NOT made pursuant to the provisions of CEQA.
	☒	This certifies that the Addendum to the Certified Final EIR (SCH# 2002071089) **(MJPA Resolution #09-02) and CEQA Consistency Memo** with comments and responses and record of project approval is available to the general public at the following location(s):

	Custodian: March Joint Powers Authority	**Location:** 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: _____	_____ **Signature:**
Date Received for Filing: _____	_____ **Title:**

Authority cited: Sections 21083, Public Recourse Code. Reference Section 21000-21174, Public Resources Code.



Meridian U1 L2 Industrial Warehouse Project Location:

The approximately 3.22 acre Meridian U1 L2 Industrial Warehouse Project site is located west of the I-215 Freeway, southwest of the I-215 Freeway / Cactus Avenue off ramp. The building address is 14500 Innovation Drive, Riverside, California. The project site is within March Business Center (Meridian) Specific Plan Area, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.

RESOLUTION JPA 24-24

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING CONDITIONAL USE PERMIT CUP 22-03, SUBJECT TO CONDITIONS OF APPROVAL, FOR THE DEVELOPMENT OF THE VETERANS PLAZA CAR WASH PROJECT AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 ("Joint Powers Agreement"), as amended, to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the March JPA is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996; and

WHEREAS, pursuant to Government Code section 6502 and section 1 of the Joint Powers Agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, on July 21, 2010, the March Joint Powers Commission approved the March Business Center Specific Plan Amendment Project (including of the Project site) which addressed development on the 257.7-acre North Campus (inclusive of the proposed Project site), and certified a Subsequent EIR that fully analyzed the potential impacts of that development. In addition, mitigation measures were adopted that would reduce significant environmental impacts to the extent feasible (SCH#2009071069) (Resolution JPA 10-20); and

WHEREAS, on April 12, 2017, the March Joint Powers Commission adopted Resolution JPA 17-03, approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), allowing for the subdivision of the project site pursuant to the Subdivision Map Act, into ten (10) lots, each with a lot of area of 30,000 sq. ft. minimum, and Variance (V16-01) for the development of the Veterans Plaza Commercial Center and Construction of Ten Buildings on Unit 4, Lot 4, totaling 219,695 square feet of commercial building space on 14.4-acres, located at the northeast corner of Van Buren Boulevard and Opportunity Way, within the March Joint Powers Authority (JPA) jurisdictional boundaries, in unincorporated Riverside County, California

WHEREAS, on April 12, 2017, the March Joint Powers Commission also adopted Resolution JPA 17-04, adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5, A3) (SCH#2009071069).

WHEREAS, on April 26, 2017, the March Joint Powers Commission adopted Ordinance JPA 17-01 to modify the Meridian Specific Plan (SP-5) to allow hotels in the B2 airport compatibility zone, subject to conditional use permit approval, consistent with Riverside County Airport Land Use Commission (ALUC) restrictions.

WHEREAS, on four occasions, November 29, 2018, September 19, 2019, February 3, 2021, and July 14, 2022, the Planning Director for the March Joint Power Authority, approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- Change in project phasing,
- Changes in building square footages and building locations,
- Elimination of one driveway entry along Opportunity Way,
- Minor modifications to the approved building elevations,
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking.

The changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017. It should be noted that the approved changes/modifications allowed the developer flexibility and to meet market demands and potential tenant requests

WHEREAS, on December 20, 2022, the Applicant, Greens INV 11, LLC, submitted an application (which constitute "Project Entitlements") requesting the following:

1. Conditional Use Permit (CUP 22-03) to allow for the development of a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre (47,045 sq. ft.) vacant site, within the Veterans Plaza Commercial Center, located at the southeast intersection of Sysco Way and Opportunity Way, within the March Joint Powers Authority (JPA) jurisdiction in unincorporated Riverside County, California. The car wash facility will include three stacking lanes, which will accommodate up to 16 cars, include a covered vacuum/detailing area, with parking stalls which will accommodate up to 8 cars, 2 onsite parking stalls, 2 ADA parking stalls, along with 6 bicycle parking spaces, one trash enclosure, landscaping, and associated paving. The building is single-story with varying building heights and a tower feature, with a maximum height is 29 feet. The project has been designed in accordance with the Meridian North Specific Plan (SP-5) Development Standards

WHEREAS, this Conditional Use Permit (CUP 22-03), allowing for the construction and operation of a Car Wash, collectively constitutes the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

WHEREAS, car wash uses are not expressly identified as permitted uses on the Meridian North Specific Plan Land Use Table (Table III-1), within the Commercial Land Use District. Thus, on February 21, 2023, the Applicant asked Staff to review/consider a Determination of Substantial Conformance confirming that car washes were a conditionally permitted uses within the Commercial Land Use District of the Meridian North Specific Plan; and .

WHEREAS, on July 17, 2023, the Planning Director for the March Joint Power Authority, determined that a car wash use is similar to and no more objectionable than other permitted and conditionally permitted uses identified within the Meridian Specific Plan and the March JPA Development Code, and approved a Determination of Substantial Conformance 23-01, interpreting the Meridian North Specific Plan to allow a car wash use within the commercial land use zone of the Meridian North Specific Plan for Plot Plan 16-02; and .

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has already been certified, an agency shall not require additional CEQA analysis unless at least one of the circumstances identified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 and the March JPA's Local CEQA Guidelines, are present; and

WHEREAS, on September 11, 2024, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the proposed Project Entitlement, at which time all persons wishing to testify in connection with the proposed Project Entitlement were heard and the proposed Project Entitlement was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. Based on the recitals above, the March Joint Powers Commission previously certified a Subsequent EIR and a subsequent Addendum, which fully analyzed the potential environmental impacts of development of the Project site. The currently proposed Project would develop a car wash site within that previously analyzed development footprint, such that no further environmental review is required under CEQA unless one of the circumstances identified in Public Resources Code section 21166, State CEQA Guidelines 15162, or the March JPA's Local CEQA Guidelines is present.

SECTION 3. Findings on Environmental Impacts. Based on the previously completed CEQA analysis, the proposed Project description, the consistency discussion prepared by staff and the JPA's expert consultants, and other evidence in the administrative record, and having

considered all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been fully addressed within the previously certified SEIR and Addendum. The Commission further finds that none of the conditions identified in Public Resources Code section 21166, State CEQA Guidelines section 15162, or the March JPA's Local CEQA Guidelines requiring subsequent environmental review have occurred, because:

(a) The Project does not constitute a substantial change that would require major revisions of the Final SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(b) There is not a substantial change with respect to the circumstances under which the Project will be developed that would require major revisions of the Certified Final SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.

(c) New information of substantial importance has not been presented that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified Final SEIR was certified or adopted, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 5 Findings for Conditional Use Permit (CUP 22-03). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit 22-03, in accordance with Section 9.02.060 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objectives of the General Plan and the Meridian Specific Plan (SP-5); and

2. The proposed Project complies with all applicable zoning and other regulations because the Project complies with all the requirements of Section 9.02.060 of the March JPA Development Code, the requirements and development guidelines of the Meridian Specific Plan SP-5 and with the 2014 March ARB/IP Airport Compatibility Plan. The proposed Project was also reviewed by the March JPA Review team, consisting of the March JPA Civil Engineer, Water Quality Engineer, Land Use Planner, Riverside County Fire Marshall, March JPA (Willdan) Building Plans Examiner, and the proposed development complies with all required development standards, and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project is consistent with Chapters 9.04 (Commercial Districts), 9.13 (Specific Plan) and Meridian Specific Plan Amendment SP-5. The Project proposes to construct a 3,596 square foot drive-thru car wash facility which includes 3,596 square feet of retail area and 16-stack vehicles, accommodating a total occupancy of 55 people, resulting in an average intensity of 60 people per acre, and which is consistent with both ALUC Compatibility Zone C1 average intensity criterion of 100 people per acre and single acre criterion of 250 people per acre. Last, the Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Sysco Way and Opportunity Way, Interstate 215 Freeway, existing services such as, nearby, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project Site, such that there is no major extension of infrastructure at the expense of the March JPA, and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Applicant proposes to develop a fully automated car wash facility in a location that is surrounded by existing business park and commercial development uses, south of Sysco Way, to the east and west of Opportunity Way, north of Van Buren Boulevard, and adjacent to existing commercial uses within the Veterans Plaza Commercial Center. Accordingly, the location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity; and

SECTION 6 Approval of Project Entitlement. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the proposed Project Entitlement, including Conditional Use Permit (CUP 22-03) Plan Set (Site Plan, Floor and Roof Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan), as shown on **Exhibit "A"**, attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached **Exhibit "B",** attached hereto and incorporated herein by this reference.

SECTION 7 Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution (JPA 24-24).

SECTION 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Clerk, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 9. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 10. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2024.

Edward A. Delgado, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution JPA 24-24 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on September 11, 2024, by the following vote of the Commission:

Ayes:	Jeffries, Gutierrez, Vargas, Rogers, Conder, Delgado (2 votes)
Noes:	Perry
Abstain:	None.
Absent:	Cabrera

Dated: September 11, 2024

Cindy Camargo, Clerk
March Joint Powers Authority Commission

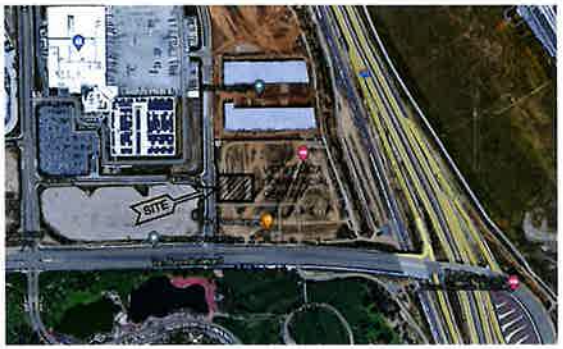
EXHIBIT A

Veterans Plaza Car Wash Project
Conditional Use Permit (CUP 22-03)

Plan Set:
Site Plan, Floor & Roof Plans, Building Elevations,
Conceptual Landscape Plan, Conceptual Grading Plan

NEW CAR WASH FACILITY

OPPORTUNITY WAY & VAN BUREN BOULEVARD
RIVERSIDE, CA.
APN: 294-070-044
QUICK QUACK SITE I.D. #44-296
MJPA CUP 22-03



VICINITY MAP

N

SHEET INDEX

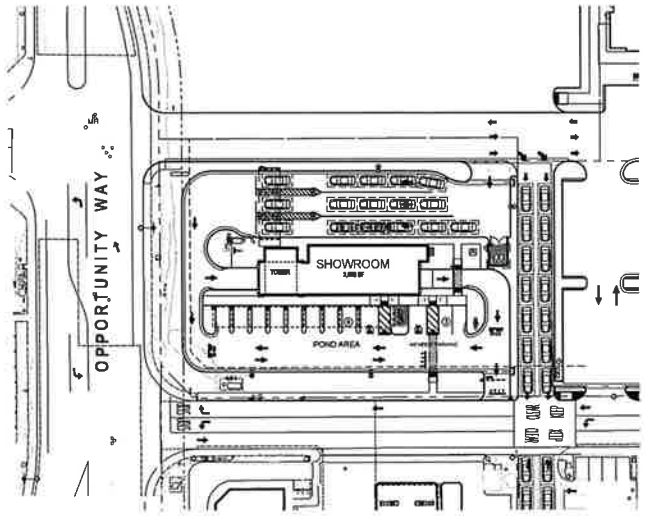
G000	COVER SHEET
A100	SITE PLAN - PLANNING
A200	FLOOR PLAN
A201	DIMENSION FLOOR PLAN
A204	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A400	BUILDING
A800	COLORED EXTERIOR ELEVATIONS
A801	COLORED EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN - COLOR
1	PRELIMINARY GRADING PLAN

SCOPE OF WORK:

CONSTRUCTING A NEW QUICK QUACK WASH FACILITY ON AN UNDEVELOPED SITE. NEW BUILDING CONSTRUCTED ALONG WITH (3) DRIVE LANES FOR PAYING AND VACUUM STALLS, CONCRETE SIDEWALK ON SITE, CURBS, LANDSCAPING, VACUUM STATIONS WITH CANOPIES, UTILITIES AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT AND SIGNAGE.

LEGAL DESCRIPTION

ACRES 6.47000000 ACREAGEQUALCODE ML LOT 4-P LOTTYPE L RECMAPTYPE MAPPLATB 435 MAPPLATP 006 SUBDIVISIONNAME TR 30857-4



OVERALL SITE PLAN

PROJECT DIRECTORY

PROPERTY OWNER
GREENS INV II, LLC
C/O GREENS DEVELOPMENT
8288 RESEARCH DR
IRVINE, CA 92618
CONTACT: ADAM CORRAL
TELEPHONE: (949) 222-1760
EMAIL: LEGAL@GREENS.COM

APPLICANT
QUICK QUACK CAR WASH
1380 LEAD HILL BLVD., SUITE 280
ROSEVILLE, CA, 95661
CONTACT: ERIKA HERNANDEZ
PRE-CONSTRUCTION MANAGER
MOBILE: (818)388-5170
EMAIL: DRIVEINVALUE2@CENTERVIEWCITY.COM

ARCHITECTURAL
STANTEC ARCHITECTURE, INC
3153 WEST FRYE ROAD, SUITE 300
CHANDLER, AZ 85226
PHONE: (602) 730-9655
CONTACT: ROBERT CHANDLER, EP,
PROJECT MANAGER
EMAIL: Robert.Chandler@stantec.com

LANDSCAPE ARCHITECTURE
OLIVE STREET LANDSCAPE
125 OLIVE STREET
PETALUMA, CA 94953
PHONE: (707) 280-9980
CONTACT: ROD SCACCALOSSI
EMAIL: RSCACC@SBCGLOBAL.NET

CIVIL ENGINEER
KIMLEY-HORN
1100 W TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868
PHONE: (714) 786-6327
CONTACT: JAMAAL RADLAND
EMAIL: JAMAAL.RADLAND@KIMLEY-HORN.COM

PROJECT INFORMATION:

ADDRESS:

STATE SITE CODE:	44-296
STREET ADDRESS:	OPPORTUNITY WAY & VAN BUREN BLVD.
CITY:	RIVERSIDE
COUNTY:	RIVERSIDE
STATE:	CALIFORNIA

SITE:

PROJECT SITE AREA:	49,658 S.F. (1.14 ACRES)
ZONED:	COMMERCIAL (COM), MERIDIAN NORTH CAMPUS SPECIFIC PLAN (SP-5)
A.P.N.:	294-070-044

PLANNING/ZONING:

MARCH JOINT POWERS AUTHORITY: CONDITIONAL USE PERMIT (CUP 22-03)

FRONT:	20'
SIDES:	0', 20' AT SIDE STREET
REAR:	0'
NEW LANDSCAPING AREA:	8,359 SF
LANDSCAPING %	16.8%

QUICK QUACK PARKING

PARKING REQUIRED:	12 STALLS
PARKING PROVIDED:	12 STALLS
VACUUM STALL PARKING	14' x 19'
MEMBER PARKING	9' x 18'
ADA PARKING	9' x 19' & 14' x 19'

BUILDING CODE:

BUILDING CODE EDITION:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE EDITION:	2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE EDITION:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE EDITION:	2019 CALIFORNIA ELECTRICAL CODE
FIRE CODE EDITION:	2019 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE, CHAPTER 11B

CALIFORNIA CODE REGULATIONS TITLE 24 FOR DISABLED ACCESS, ENERGY CONSERVATION & NOISE ATTENUATION

GREEN BUILDING CODE:	2019 CALIFORNIA GREEN BUILDING CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE

BUILDING DATA:

CAR WASH BLDG.:	3,596 S.F.
CCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	29'-0" (MAIN BLDG. PARAPET)

CANOPIES

NORTH VACUUM CANOPY:	1,523 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
SOUTH VACUUM CANOPY:	1,628 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
QUEING CANOPY:	585 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
TRASH ENCLOSURE CANOPY:	213 S.F.
OCCUPANCY:	N/A
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	11'-0"
TOTAL CANOPIES:	3,949 S.F.

OCCUPANT LOAD ANALYSIS

LOAD FACTOR BASED ON USAGE PER CBC TABLE 1004.5
NUMBER OF EXITS PER CBC 1006

BUSINESS USES: ROOMS 106, 107 AND 108	
FLOOR AREA GROSS:	190 S.F.
OCCUPANT LOAD AT 150 S.F. PER OCCUPANT:	2
BREAKROOM USES: ROOMS 102	
FLOOR AREA GROSS:	133 S.F.
OCCUPANT LOAD AT 15 S.F. PER OCCUPANT:	9
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM USES: ROOMS 101, 104, AND 105	
FLOOR AREA GROSS:	2,880 S.F.
FLOOR AREA NET (EXCLUDING ROOM 101)	605 S.F.
OCCUPANT LOAD AT 300 S.F. PER OCCUPANT:	3
TOTAL OCCUPANT LOAD:	14

MINIMUM OF ONE EXIT REQUIRED FROM EACH ROOM OR SPACE.
MINIMUM EGRESS WIDTH TABLE 1005.1 0.2 X 14 = 2.8" (OK)

NOTE:
CAR WASH TUNNEL ROOM 101 IS NOT CONSIDERED TO MEET THE CBC SECTION 202 DEFINITION OF AN "OCCUPIABLE SPACE". THE FUNCTION OF THE SPACE IS TO CONVEY VEHICLES THROUGH THE CAR WASH FACILITY WHEN FUNCTIONING THIS OPERATION IT IS NECESSARY FOR THE ROLL-UP DOORS AT EACH END TO BE IN THE OPEN POSITION

Stantec
Architecture Inc.
3153 West Frye Road, Suite 300
Chandler, AZ 85226-5110
Tel. (480) 730-9655
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawings. Any errors or omissions shall be reported to the Consultant immediately. The Consultant is to perform inspections as the sole property of Stantec Architecture Inc. and is to be used only for the purpose and on the project for which it is prepared and is not to be used otherwise without the prior written consent of Stantec Architecture Inc.

Rev.	Date	Description	By
1	10.14.22	1ST PLANNING COMMENTS	
2	2.24.23	2ND PLANNING COMMENTS	
3	7.11.23	3RD PLANNING COMMENTS	
4	9.28.23	ISSUED FOR PLANNING	
5	11.13.23	4TH PLANNING COMMENTS	

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Title
COVER SHEET

Permit-Seal

Project Number: 2007130186
File Name:
Drawn: Chkd: Dsgnr:
Drawing No.:
Revision Sheet
G000

ORIGINAL SHEET - ARCH D

KEYNOTES

- 1 ADA PATH OF TRAVEL SHOWN DASHED.
- 2 NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN (R7-8) WITH "VAN ACCESSIBLE" SIGN (R7-8P) BELOW.
- 3 FINAL LOCATION OF PATH OF TRAVEL LOCATION TO BE DETERMINED DURING CONSTRUCTION DRAWINGS
- 4 NOT USED.
- 5 NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOGO AND STRIPING WITH TWO COATS OF WHITE TRAFFIC PAINT. PAINT ACCESS AISLE WITH TWO COATS OF "NO PARKING" IN 1'-0" HIGH LETTERS WITHIN THE LOADING ZONE
- 6 NEW INTERNATIONAL SYMBOL OF PARKING (PAV. 2 PLACES)
- 7 NEW ACCESSIBLE PARKING SIGN (TYPICAL 4 PLACES)
- 8 NEW TRUCK TIRE BUMPER (TYPICAL 4 PLACES)
- 9 NEW CONCRETE WHEEL STOP (TYPICAL)
- 10 NEW LONG TERM BIKE LOCKER
- 11 NEW PLANTER BUMP AT TRANSITION (TYPICAL)
- 12 NEW BOLLARD PER DETAIL
- 13 NEW LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- 14 NEW BICYCLE RACK
- 15 NEW 4" CONCRETE FILLED IRON BOLLARD, PAINTED (4) AT STACKING LANE
- 16 NEW LONG TERM BIKE LOCKER
- 17 NEW PLANTER BUMP AT TRANSITION (TYPICAL)
- 18 30 FOOT FLAG POLE, REF. REFERENCE ONLY
- 19 NEW 6' CONCRETE FILLED IRON BOLLARD, PAINTED (4) AT STACKING LANE
- 20 NEW CONCRETE PAD, SEE CIVIL & ARCH'S FOR DIMENSIONS & LOCATION. PAD TO BE SLOPED TO DRAIN AT 2% MIN. AWAY FROM BUILDING AND AWAY FROM ACCESSIBLE PARKING STALLS. PAD TO BE SLOPED TO DRAIN AT 2% MIN. AWAY FROM BUILDING AND AWAY FROM ACCESSIBLE PARKING STALLS. SEE CIVIL PLANS
- 21 NEW 6' CONCRETE CURB (TYPICAL)
- 22 NEW PLANTER AREA - SEE CIVIL DRAWINGS
- 23 NEW CONCRETE CURB (TYPICAL)
- 24 NOT USED.
- 25 NOT USED.
- 26 ELECTRICAL SWITCHGEAR CABINET.
- 27 NOT USED.
- 28 NOT USED.
- 29 NEW HIGHWAY PAINT WHITE "6" TOO NOT ENTER" (TYPICAL 3 PLACES)
- 30 NEW HIGHWAY PAINT YELLOW 6" WIDE STRIPING
- 31 NEW HIGHWAY PAINT WHITE PAVEMENT MARKINGS (TYPICAL)
- 32 BUILDING TRELLIS, SEE ROOF PLAN.
- 33 NEW EXIT SIGN - REFERENCE ONLY (UNDER SEPARATE PERMIT)
- 34 NEW FLAGPOLE WITH 4' WIDE FLAG (ONLY UNDER SEPARATE PERMIT)
- 35 NEW PARKING STRIPING (PER CITY STANDARDS)
- 36 NEW 20' HIGH LED SITE LIGHTS (TYPICAL)
- 37 3/4" ROLLED CONCRETE CURB.
- 38 NOT USED.
- 39 NEW TRENCH DRAIN - SEE CIVIL DRAWINGS

PLAN PREPARER:

STANTEC ARCHITECTURE, INC.
3120 West Ray Road, Suite 300
CHANDLER, AZ 85226
PHONE: (928) 779-4100
CONTACT: Richard Chandler, PROJECT MANAGER
EMAIL: Richard.Chandler@stantec.com

BUILDING INFORMATION

CLIENT:	QUICK QUACK CAR WASH
JURISDICTION:	MARICH JOINT POWER AUTHORITY
APN:	255-140-005 (36,109 SF)
SITE AREA:	0.83 ACRES
SITE NUMBER:	44-286
BUILDING:	OCCUB
CONSTRUCTION:	TYPE V-B
STACKING LANES:	42'-0" MINIMUM
STACKING WIDTH:	(8) 12' X 18'
VACUUM STALLS:	(9) 12' X 18'
VACUUM STALLS COVER:	(9) 12' X 18' (VAN STALL)
ADA PARKING:	(1) 9' X 18'
PARKING STALLS:	(1) 8' X 18'
BUILDING AREA:	3,596 SF
BUILDING SPRINKLERED:	NO
QB STATION ATTACHED:	YES
BUILDING HEIGHT:	19'-0"
BUILDING LENGTH:	108'-0"
CONVEYOR TRENCH LENGTH:	108'-0"
CONVEYOR LENGTH:	109'-10"
CONVEYOR TYPE:	REAR WHEEL PUSH

PARKING ANALYSIS

NEW 9'-0" X 18'-0" STANDARD STALL	2 STALLS
NEW 12'-0" X 18'-0" ADA STALL (VAN)	2 STALLS
NEW 12'-0" x 18'-0" VACUUM STALLS	8 STALLS
TOTAL PARKING STALLS REQUIRED	12 STALLS
TOTAL PARKING STALLS PROVIDED	12 STALLS
NEW BIKE PARKING SPACES	8 SPACE
NEW LONG TERM BIKE PARKING SPACES	1 SPACES

MPA STANDARD NOTES

1. ALL EXTERIOR LIGHTING SHALL BE RECESSED OR SHIELDED SO THAT NO DIRECT RAYS FROM THE LIGHTING SOURCE SHALL BE VISIBLE AT THE PROPERTY LINE.
2. NO FLAT ROOFS SHALL BE VISIBLE FROM PUBLIC VIEW.
3. ELECTRICAL PANELS SHALL BE FULLY SCREENED INTO THE BUILDING ARCHITECTURE. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING (EQUAL TO OR DARKER THAN THE BUILDING). DURING AT THE TIME OF BUILDING PERMIT SUBMITTAL, THE APPLICANT SHALL SUBMIT A PLAN SHOWING THE LOCATION OF ALL EXTERIOR ELECTRICAL EQUIPMENT AND THE METHOD OF SCREENING FOR EACH PIECE OF EQUIPMENT.
4. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS, EQUAL TO OR EXCEEDING ONE HALF OF THE HEIGHT OF THE EQUIPMENT. ALL EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING (EQUAL TO OR DARKER THAN THE BUILDING). DURING AT THE TIME OF BUILDING PERMIT SUBMITTAL, THE APPLICANT SHALL SUBMIT A PLAN SHOWING THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND THE METHOD OF SCREENING FOR EACH PIECE OF EQUIPMENT.
5. CONCRETE LIGHT POLE BASES SHALL BE LOCATED WITHIN LANDSCAPE AREAS, WHERE POSSIBLE, AND SHALL BE PAINTED OR STAINED TO MATCH PARKING DESIGNED SHALL AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.
6. ALL LIGHT POLES AND LUMINAIRES SHALL BE PAINTED TO MATCH THE BUILDING ARCHITECTURE. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.
7. ALL TRASH ENCLOSURES SHALL BE ENCLOSED WITH A MASONRY ENCLOSURE WITH SOLID METAL GATES. THE ENCLOSURE SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE BUILDING AND SHALL BE PAINTED TO MATCH THE BUILDING. THE ENCLOSURE SHALL BE LARGE ENOUGH TO ACCOMMODATE RECYCLING CONTAINERS AS DETERMINED BY THE CITY'S SOLID WASTE DIVISION.
8. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY.
9. ALL LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MARBLE, METAL HALIDE OR FLUORESCENT AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 20' ABOVE FINISHED GRADE, AND A MINIMUM LIGHTING LEVEL OF 2 FOOT-CANDLES AT THE PROPERTY LINE.
10. ALL FENCING SHALL BE CONSTRUCTED OF DECORATIVE WROUGHT IRON, DECORATIVE BLOCK, OR A COMBINATION OF THESE TECHNIQUES.
11. ALL SIGNAGE SHALL BE APPROVED SEPARATELY BY THE PLANNING DIVISION AND SHALL BE CONSISTENT WITH THE CITY'S SIGN ORDINANCE.
12. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, INCLUDING ROOF MOUNTED EQUIPMENT, SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES.
13. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED WITH PARAPET WALLS, EQUAL TO OR EXCEEDING ONE HALF OF THE HEIGHT OF THE EQUIPMENT. ALL EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING (EQUAL TO OR DARKER THAN THE BUILDING). DURING AT THE TIME OF BUILDING PERMIT SUBMITTAL, THE APPLICANT SHALL SUBMIT A PLAN SHOWING THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND THE METHOD OF SCREENING FOR EACH PIECE OF EQUIPMENT.
14. ALL LIGHTING SHALL BE FULLY SCREENED INTO THE BUILDING ARCHITECTURE. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING (EQUAL TO OR DARKER THAN THE BUILDING). DURING AT THE TIME OF BUILDING PERMIT SUBMITTAL, THE APPLICANT SHALL SUBMIT A PLAN SHOWING THE LOCATION OF ALL EXTERIOR ELECTRICAL EQUIPMENT AND THE METHOD OF SCREENING FOR EACH PIECE OF EQUIPMENT.
15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL OBTAIN APPROVAL OF A TRIP REDUCTION MANAGEMENT PLAN (TRIP) FROM THE CITY'S TRANSPORTATION DIVISION. THE TRIP SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CITY'S TRIP ORDINANCE AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ELEMENTS: DESIGNATION OF A TRIP COORDINATOR, LOCATION OF BULLETIN BOARD, AND DISTRIBUTION OF INFORMATION REGARDING RIDESHARING, TRANSIT, BICYCLE AND CARPOOLING OPPORTUNITIES.
16. ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING (EQUAL TO OR DARKER THAN THE BUILDING). DURING AT THE TIME OF BUILDING PERMIT SUBMITTAL, THE APPLICANT SHALL SUBMIT A PLAN SHOWING THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT AND THE METHOD OF SCREENING FOR EACH PIECE OF EQUIPMENT.
17. ALL SIGNAGE SHALL BE APPROVED SEPARATELY BY THE PLANNING DIVISION AND SHALL BE CONSISTENT WITH THE CITY'S SIGN ORDINANCE.
18. ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH MUFFLERS AND NOISE CONTROL FEATURES TO REDUCE NOISE IMPACTS.
19. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL DEVELOPMENT IMPACT FEES SHALL BE PAID IN FULL AS REQUIRED BY THE CITY OF RIVERSIDE FIRE AND PUBLIC FACILITIES FEES.
20. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL CEASE IN THE AREA OF THE RESOURCE AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO EVALUATE THE FINDINGS AND DETERMINE APPROPRIATE MITIGATION MEASURES IN CONFORMANCE WITH THE CULTURAL RESOURCES MANAGEMENT PLAN.

Stantec
Architecture Inc.
3120 West Ray Road, Suite 300
Chandler, AZ 85226-5115
Tel: 480.367.4100
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. Do not scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Contractor is responsible for the performance of all work in accordance with all applicable statutes, regulations and standards.

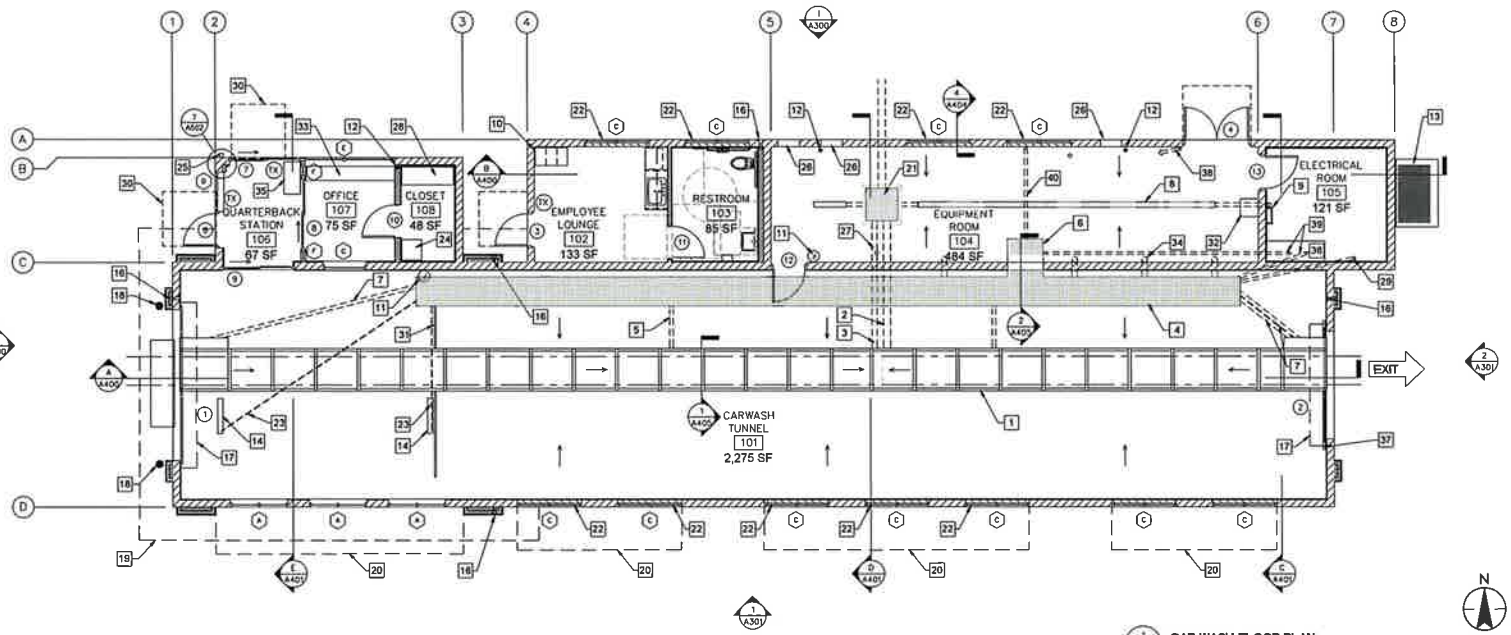
ISSUED FOR PLANNING	By	Appd.	YY.MM.DD
PLAN PLANNING COMMENTS			
PLAN PLANNING COMMENTS			
ISSUED FOR PLANNING	By	Appd.	YY.MM.DD
PLAN PLANNING COMMENTS			22.11.30

Client/Project
Permit Set

QUICK QUACK CARWASH # 44-286
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Title
OVERALL SITE PLAN

Project Number	2007136166		
File Name			
Drn.	Chkd.	Dsgn.	YY.MM.DD
Drawing No.			Sheet
Revision			A100



1 CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"

OCCUPANT LOAD ANALYSIS

LOAD FACTOR BASED ON USAGE PER CBC TABLE 1004.5
NUMBER OF EXITS PER CBC 1006

BUSINESS USES: ROOMS 106, 107 AND 108	
FLOOR AREA GROSS:	190 S.F.
OCCUPANT LOAD AT 150 S.F. PER OCCUPANT:	2
BREAKROOM USES: ROOMS 102	
FLOOR AREA GROSS:	133 S.F.
OCCUPANT LOAD AT 15 S.F. PER OCCUPANT:	9
ACCESSORY STORAGE AREAS,	
MECHANICAL EQUIPMENT ROOM USES: ROOMS 101, 104, AND 105	
FLOOR AREA GROSS:	2,880 S.F.
FLOOR AREA NET (EXCLUDING ROOM 101):	605 S.F.
OCCUPANT LOAD AT 300 S.F. PER OCCUPANT:	3
TOTAL OCCUPANT LOAD:	14

MINIMUM OF ONE EXIT REQUIRED FROM EACH ROOM OR SPACE.
MINIMUM EGRESS WIDTH TABLE 1005.1 0.2 X 14 = 2.8" (OK)

NOTE:
CAR WASH TUNNEL ROOM 101 IS NOT CONSIDERED TO MEET THE CBC SECTION 202 DEFINITION OF AN "OCCUPIABLE SPACE". THE FUNCTION OF THE SPACE IS TO CONVEY VEHICLES THROUGH THE CAR WASH FACILITY. WHEN FUNCTIONING THIS OPERATION IT IS NECESSARY FOR THE ROLL-UP DOORS AT EACH END TO BE IN THE OPEN POSITION.

FIRE NOTES

1. PROVIDE SIGNS ABOVE ALL EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" 2019 CBC
2. PROVIDE MEANS OF EGRESS ILLUMINATION PER CBC SECTION 1008.
3. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE FIRE EXTINGUISHER SHALL BE 2-A 10-BC. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT
4. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8
5. PROVIDE A SIGN STATING "MAXIMUM OCCUPANT LOAD____" 2019 CBC SECTION 1004.3. COORDINATE WORDING AND SIGN LOCATION WITH LOCAL FIRE DEPARTMENT

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. SEE DRAWING A201 FOR DIMENSIONS
3. SEE DRAWING A201 FOR WALL TYPES
4. SEE DRAWING A202 FOR FINISH FLOOR ELEVATIONS
5. SEE SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL
6. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
7. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
8. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
   A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
   B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE. SEE PLUMBING DRAWINGS
3. 6" CONVEYOR TRENCH OVERFLOW. SEE PLUMBING DRAWINGS
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES) – SEE PLUMBING DRAWINGS
6. 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER – MATCH UTILITY TRENCH
7. 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH (TYPICAL 3 PLACES)
8. TRENCH DRAIN. SEE PLUMBING DRAWINGS PROVIDE 2 AT THE EXIT – EXTEND PAST WALL 1'-0" BEYOND OPENING
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS. (TOTAL OF 3 – 1 ADA ACCESSIBLE) SEE DETAIL #4/A602 – CONTRACTOR SUPPLIED AND INSTALLED
11. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. – 2A-10BC (TYPICAL 2 PLACES)
12. ROOF DRAIN LEADER (TYPICAL 3 PLACES) – SEE PLUMBING PLANS
13. ELECTRICAL SERVICE SWITCHGEAR – SEE ELECTRICAL DRAWINGS
14. 3/4" RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES)
15. NOT USED
16. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
17. COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
18. 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
19. LINE OF ROOF ABOVE
20. WALL MOUNTED CANOPY ABOVE. (TYPICAL 4 PLACES)
21. 3'-0" X 3'-0" RECLAIM CLEAN-OUT – SEE STRUCTURAL DRAWINGS
22. FAUX WINDOW – SEE EXTERIOR ELEVATIONS
23. 1/2" CONDUIT TO TIRE SWITCH TERMINATE AT END OF RECESS. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)
24. WALL MOUNTED IT CABINET – SEE ELECTRICAL DRAWINGS
25. KNOX BOX – CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
26. 24" WIDE X 16" HIGH AIR VENT – SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES)
27. FLOOR SINK. SEE PLUMBING DRAWINGS. (TYPICAL 2 PLACES)
28. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE. SEE DETAIL #6/A602
29. 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)
30. LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) – 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING
31. 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES)
32. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION – SEE PLUMBING DRAWINGS
33. 34" MAXIMUM A.F.F. COUNTER TOP. SEE DETAIL #7/A602
34. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 4 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS)
35. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET SEE DETAIL #12/A602
36. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL SEE STRUCTURAL DRAWINGS
37. 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES) EXTEND PAST EXIT OPENING 1'-0" MINIMUM
38. 1" PVC CHASE TO BUG JUICE CONTROL PANEL
39. 2 – 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING
40. 3" CHASE FROM ACCESS OPENING TO FACE OF WALL

SYMBOL LEGEND

(1) DOOR TAG – SEE DOOR SCHEDULE ON A500

(X) WINDOW TAG – SEE WINDOW SCHEDULE ON A302. (TYP.) WINDOWS WITHIN 24" OF A DOOR SHALL BE TEMPERED BY CODE. CONTRACTOR TO VERIFY IF OWNER WANTS ALL TEMPERED GLASS

(TX) TACTILE EXIT SIGN PER 2019 CBC SEE DETAIL #12/A003 (TYP. 2 PLACES)

ADA SIGN NOTES

PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT DOOR #3, DOOR #6 AND DOOR #7.

PROVIDE TACTILE EXIT SIGNAGE AT EACH EXIT PER DETAIL 12/A003. AT DOOR #3, DOOR #6 AND DOOR #7.

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No.	Description	Date	By
1	ISSUED FOR PLANNING	2.15.19	kpark
2	ISSUED FOR PLANNING	2.26.19	kpark
3	1ST PLANNING COMMENTS	4.24.19	kpark
4	2ND PLANNING COMMENTS	7.11.19	kpark

Revision

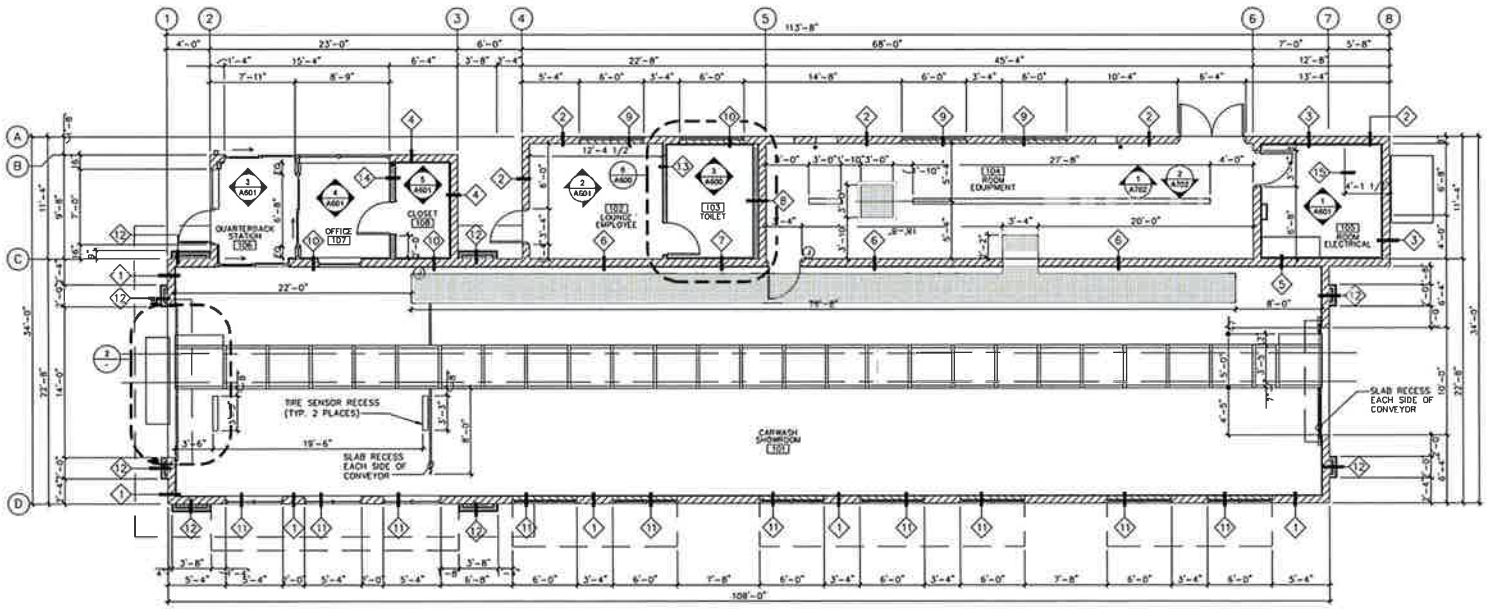
Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

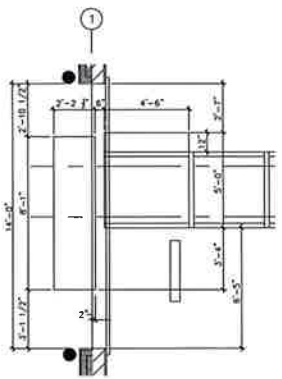
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Title
FLOOR PLANS

Project Number: 2007130188
File Name:
Dsn. Chkd. Dwn. YY.MM.DD
Drawing No.
Revision Sheet
A200 of



1 CAR WASH DIMENSION PLAN
SCALE: 3/16" = 1'-0"



2 DIMENSION AT ENTRANCE
SCALE: 3/8" = 1'-0"

DIMENSION NOTES:

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS
2. ALL DIMENSIONS TO OPENINGS ARE TO FACE OF MASONRY UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO STUD WALL PARTITIONS ARE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.
4. GRID LINES ARE TO FACE OF MASONRY.
5. FINISH FLOOR ELEVATIONS NOTED ARE REFERENCED FROM DATUM POINT 0'-0" AT EQUIPMENT ROOM FINISH FLOOR AT DOOR THRESHOLD.
6. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION OF ANY INSTALLATIONS
7. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
8. MINIMUM AND MAXIMUM DIMENSIONS AND SLOPES AS REQUIRED FOR DISABLED ACCESS ARE TO TAKE PRECEDENCE IN ALL CASES OF CONFLICT. CODE REQUIRED MINIMUMS AND MAXIMUMS ARE TO BE EXCEEDED WHERE POSSIBLE AND WHERE NOTED NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
9. DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER SCALED DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

RATED WEST WALL NOTES:

1. WEST EXTERIOR WALL IS REQUIRED TO BE OF ONE HOUR MINIMUM CONSTRUCTION PER CBC TABLE 602. CMU WALL SHOWN MEETS REQUIREMENTS OF CBC TABLE 721.1 (2) ITEM 3-1.4. METAL STUD PARAPET WALL MEETS REQUIREMENTS OF CBC TABLE 721.1 (2) ITEM 15-1.4.
2. METAL WALL CANOPY AND ROOF OVERHANG PROJECTIONS ARE LIMITED TO 4'-0" PROJECTION PER CBC 705.2 24" + 5" PER FOOT BEYOND 3'-0" OF FIRE SEPARATION DISTANCE - AT 8'-0" F.S.D. (24 + (8X3)) = 48"
3. OPENINGS ARE LIMITED TO 10% OF WALL AREA PER CBC TABLE 705.8 (277 SQ. FT. X 10% = 27.7) NO OPENINGS PROPOSED AT THIS WALL

WALL TYPES

1. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU - SEE ROOM FINISH SCHEDULE. SEE NOTES FOR RATED NORTH WALL
2. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: PREP AND PAINT - SEE FINISH SCHEDULE
3. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
4. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: SMOOTH FIBER REINFORCED POLYESTER WALL PANELS OVER 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
5. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
6. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR PREP AND PAINT - SEE FINISH SCHEDULE
7. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR SMOOTH FIBER REINFORCED POLYESTER WALL PANELS OVER 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
8. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: FURRED PLUMBING WALL. 6" METAL STUD WALL FRAMING AT 16" o.c. WITH FRP WALL PANELS OVER 1/2" PLYWOOD. OR PREP FOR PAINT - SEE FINISH SCHEDULE
9. 4X8X16 CONCRETE MASONRY UNIT WALL CONSTRUCTION. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH AND 1/4" SPANDREL GLASS WITH CERAMIC FRIT. INTERIOR FINISH:PREP FOR PAINT. SEE FINISH SCHEDULE
10. 8X8X16 CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR FRP WALL PANELS OVER 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
11. 4X8X16 CONCRETE MASONRY UNIT WALL CONSTRUCTION. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH AND 1/4" SPANDREL GLASS WITH CERAMIC FRIT. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR ACOUSTICBLOCK PANEL/LINER - SEE ROOM FINISH SCHEDULE.
12. EXTERIOR METAL STUD FURRED WALL FEATURE: THREE COAT CEMENT PLASTER WALL FINISH. SAND FINISH ACRYLIC COLOR COAT OVER BROWN COAT OVER SCRATCH COAT OVER STUCCO MESH OVER TWO LAYERS GRADE D PAPER OVER 5/8" DENS GLASS GOLD WALL SHEATHING
13. 3 5/8" METAL STUD WALL FRAMING AT 16" o.c. WITH FRP WALL PANELS OVER 1/2" PLYWOOD EACH SIDE. - AT ELECTRICAL ROOM PROVIDE PLYWOOD ONLY
14. 6" METAL STUD WALL FRAMING AT 16" o.c. WITH FRP WALL PANELS OVER 1/2" PLYWOOD
15. 3 5/8" METAL STUD WALL FRAMING AT 16" o.c. WITH 1/2" PLYWOOD EACH SIDE.

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Revision	Issued	By	Appd.	YY.MM.DD
1	MSR PLANNING COMMENTS			23.05.05
2	SECOND PLANNING COMMENTS			23.11.30
3	ISSUED FOR PLANNING			YY.MM.DD

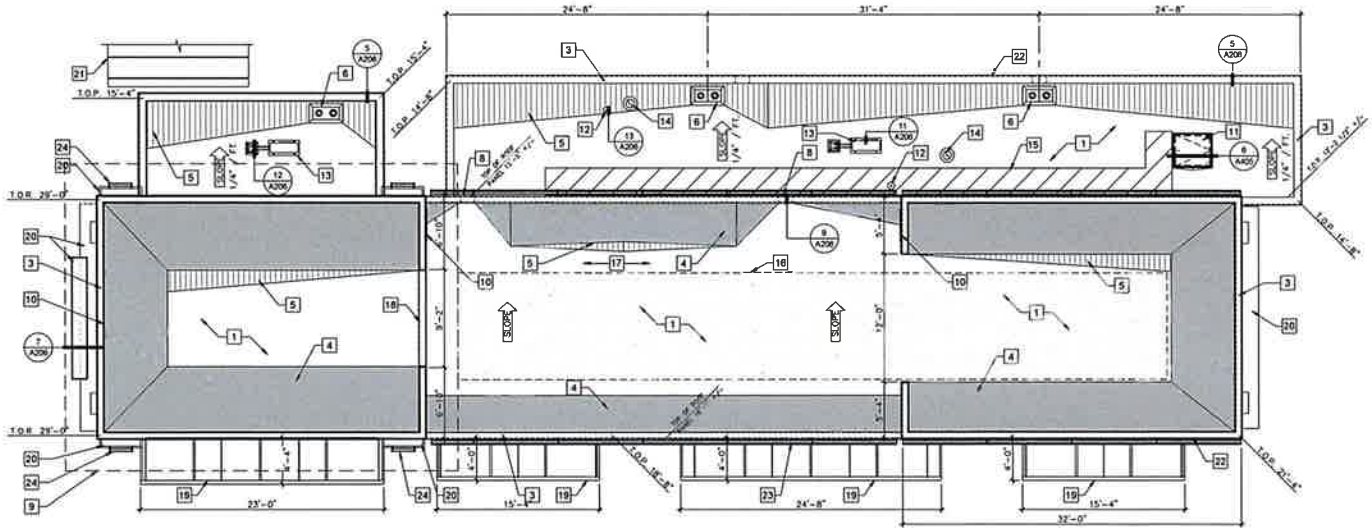
Quick Quack CAR WASH

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Title
DIMENSION PLAN

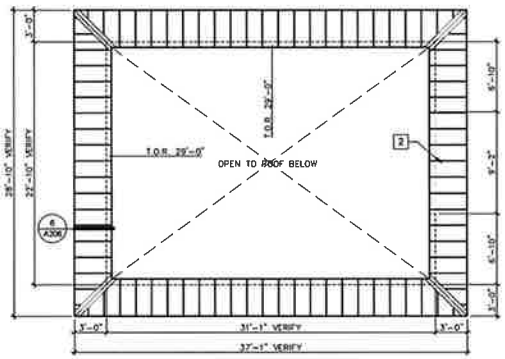
Project Number 2007130186
File Name
Dsn. Chkd. Dwn. YY.MM.DD
Drawing No.
Revision Sheet
A201



1 CAR WASH ROOF PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

1. TPO MEMBRANE ROOFING. SEE DETAIL:
2. STANDING SEAM METAL ROOFING
3. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
4. ROOF CRICKET. ½" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
5. TAPERED RIGID INSULATION CRICKET WITH ½" ISOLATION BOARD (TYP.).
6. ROOF DRAIN AND OVERFLOW IN RECESS. SEE PLUMBING DRAWINGS (TYPICAL 3 PLACES)
7. NOT USED
8. THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
9. OUTLINE OF UPPER ROOF AT ENTRY TOWER. SEE UPPER ROOF PLAN
10. 3'-0" SQUARE ACCESS PANEL (TYPICAL 2 PLACES) SEE DETAIL #10/A206
11. ROOF ACCESS LADDER HATCH.
12. EXHAUST FAN UNIT. (TYPICAL 2 PLACES)
13. MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET.
14. PLUMBING VENT (TYPICAL 2 PLACES)
15. ROOF WALK PATH OVERLAY.
16. ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION.
17. ROOF AREA DEDICATED TO MAINTENANCE ACCESS TO POSSIBLE FUTURE SOLAR INSTALLATION.
18. OPENING IN WALL BETWEEN CRICKETS
19. WALL MOUNTED METAL CANOPY BELOW (TYP.)
20. CEMENT PLASTER FINISH AT TOP OF FURRED WALL FEATURE (TYP.)
21. FREE STANDING METAL PAY STATION CANOPY BELOW
22. WALL BELOW SHOWN DASHED.
23. LINEAR DOWN LIGHTING – SEE ELECTRICAL PLANS
24. PILASTER DOWN LIGHTING – SEE ELECTRICAL PLANS



2 UPPER ROOF AT ENTRY TOWER
SCALE: 3/16" = 1'-0"

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Revision	Issued	By	Appd.	YY.MM.DD
MAIN PLANNING COMMENTS	ISSUED FOR PLANNING			22.11.30
MAIN PLANNING COMMENTS				23.08.09
				23.09.11

Quick Quack CAR WASH

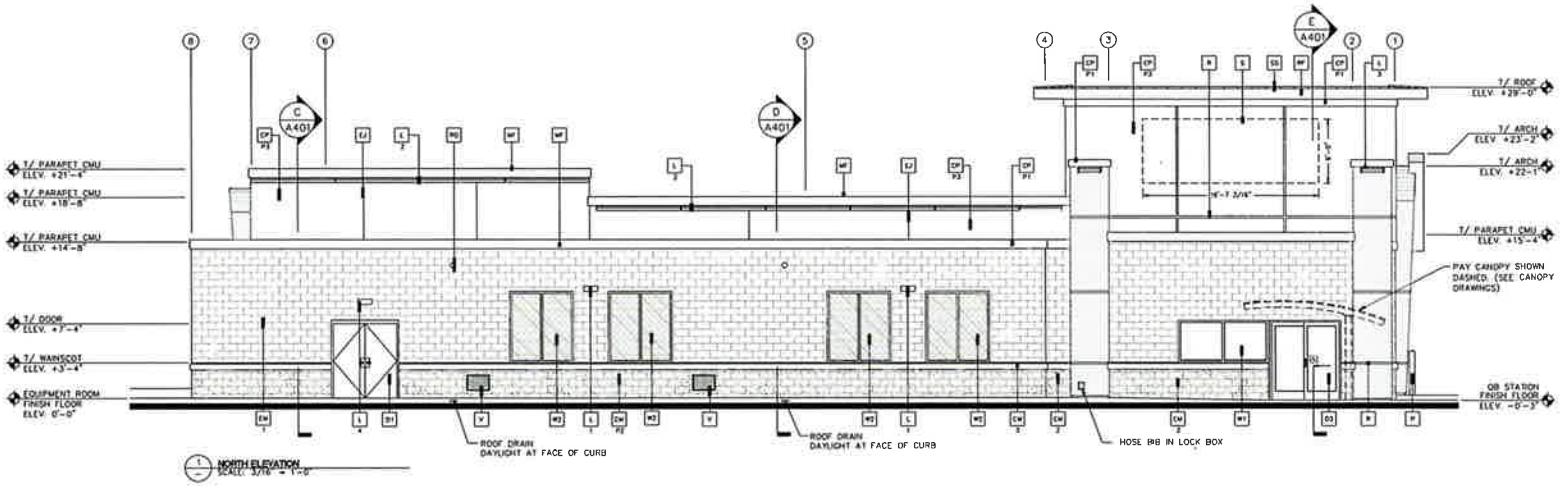
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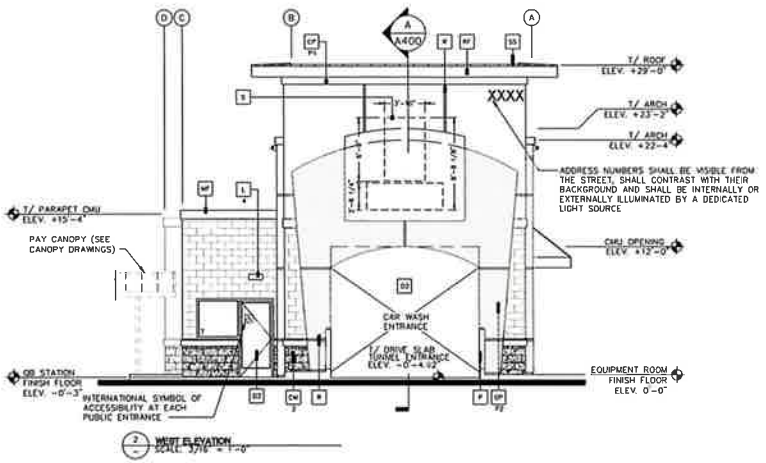
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Title
ROOF PLAN

Project Number: 200713018
File Name:
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A204

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KEY NOTES:

- CW-1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS – INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CW-2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #730 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CW-3 PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CP ACRYLIC PLASTER COLOR COAT

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

- D1 HOLLOW METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D2 OVERHEAD METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT PAINT TO MATCH ADJACENT SURFACE
- EJ 1/4" DEEP REVEAL EXPANSION JOINT
- L LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

- MF METAL FASCIA – PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- P 4" PIPE BOLLARD FILLED WITH CONCRETE – SEE DETAIL #8/A104
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA – MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RD 3" DIA PVC ROOF OVERFLOW SCUPPER – PAINT TO MATCH ADJACENT FINISH
- S SIGNAGE BY OTHERS SHOWN DASHED– FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS STANDING SEAM METAL ROOF FIRESTONE UC3 – "DARK IVY"
- T1 METAL WALL CANOPY SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 WALL CANOPY TIE-BACK SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V 24" WIDE X 16" HIGH VENT – PAINT TO MATCH ADJACENT FINISH
- W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 EXTERIOR FAUX WINDOW ASSEMBLY – WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

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50% PLANNING COMMENTS			23.06.05

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
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RIVERSIDE, CA

Permit-Seal

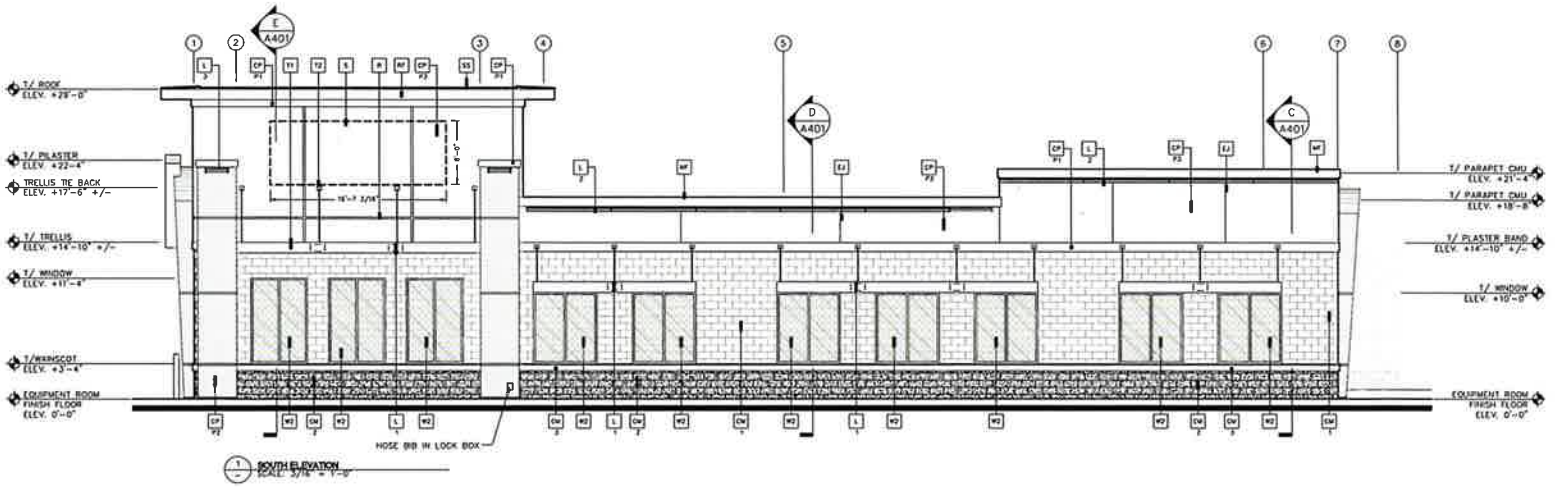
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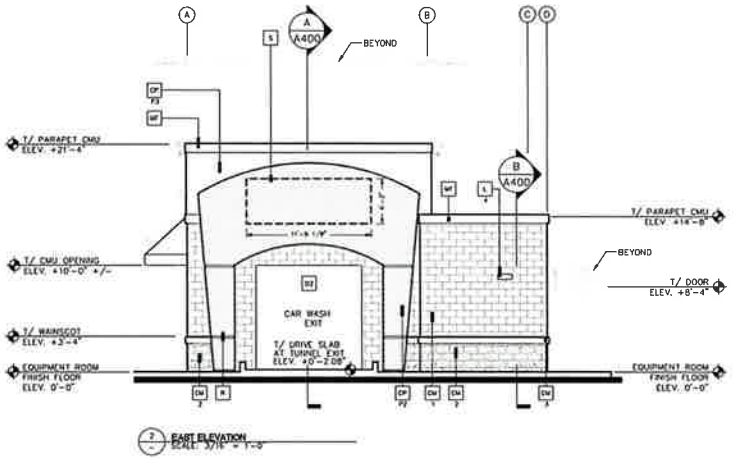
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Drawing No.
Revision
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A300 of

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ORIGINAL SHEET - ANSI B





KEY NOTES:

- CM 1 — BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS – INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 2 — BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 3 — PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CP — ACRYLIC PLASTER COLOR COAT
  - COLOR DESIGNATION:
    - P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
    - P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
    - P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
  - PLASTER COLOR COAT TO BE SAND FINISH
- D1 — HOLLOW METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D2 — OVERHEAD METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- DS — 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EJ — 1/4" DEEP REVEAL EXPANSION JOINT
- L — LIGHT FIXTURE
  - TYPE:
    - L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
    - L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
    - L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
    - L4 = WALL PACK (DOWN ONLY)
  - CONTACT STEVE FRIEDMAN 1 847 830 1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)
- MF — METAL FASCIA – PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- P — 4" PIPE BOLLARD FILLED WITH CONCRETE – SEE DETAIL #B/A104
- R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF — METAL ROOF FASCIA – MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RD — 3" DIA PVC ROOF OVERFLOW SCUPPER – PAINT TO MATCH ADJACENT FINISH
- S — SIGNAGE BY OTHERS SHOWN DASHED– FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS — STANDING SEAM METAL ROOF FIRESTONE UC3 – "DARK IVY".
- T1 — METAL WALL CANOPY SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 — WALL CANOPY TIE-BACK SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V — 24" WIDE X 16" HIGH VENT – PAINT TO MATCH ADJACENT FINISH
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 — EXTERIOR FAUX WINDOW ASSEMBLY – WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

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No.	Revision	By	Appd.	YY.MM.DD
1	MDP/LP PLANNING COMMENTS			23.05.03
2	MDP/LP PLANNING COMMENTS			23.06.15
	Issued			23.11.30

ISSUED FOR PLANNING

Client/Project
QUICK QUACK CARWASH # 44-286
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Permit-Seal

Title
BUILDING ELEVATIONS

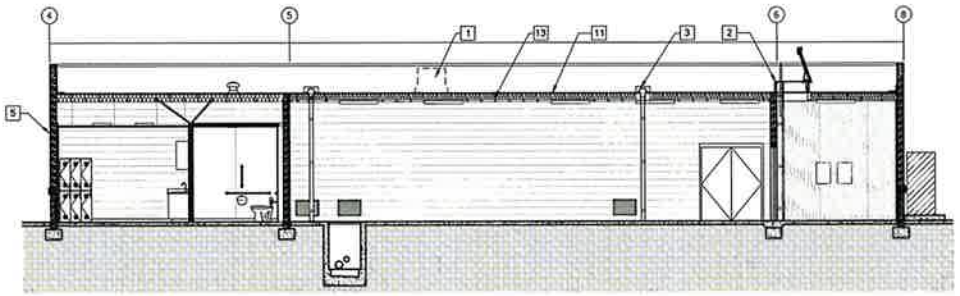
Project Number: 2007130186

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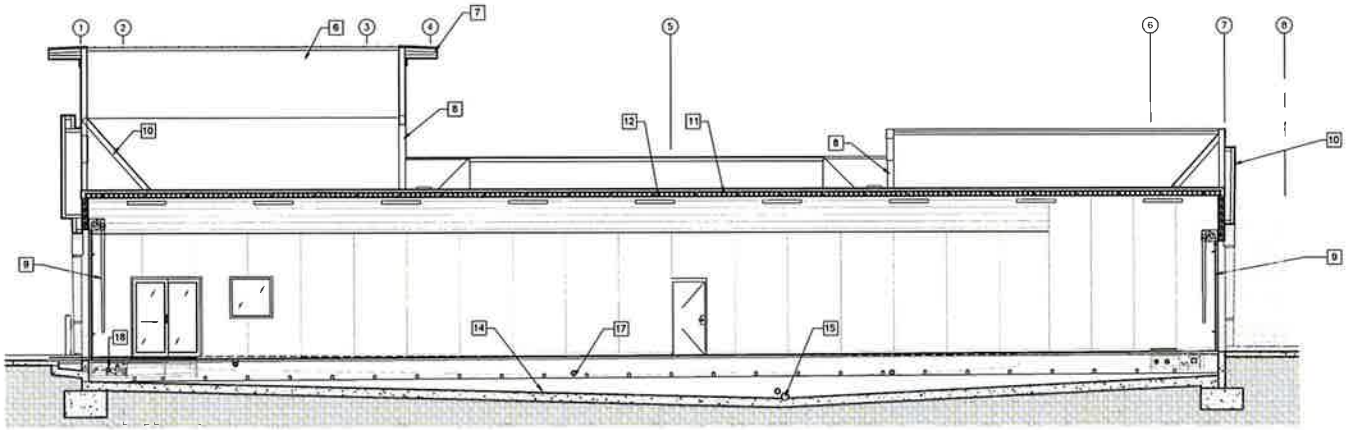
Drawing No.
Revision
Sheet
A301

KEYNOTES

1. ROOF TOP MECHANICAL UNIT IN FOREGROUND SHOWN DASHED, CONCEALED FROM VIEW BEHIND PARAPET WALL.
2. ROOF ACCESS HATCH.
3. ROOF DRAIN AND OVERFLOW SCUPPER.
4. ELECTRICAL SERVICE SWITCHGEAR ON HOUSEKEEPING PAD.
5. CONCRETE MASONRY UNIT WALL CONSTRUCTION.
6. OPEN TO ROOF BELOW.
7. SPANISH TILE ROOFING AT PERIMETER OVERHANG.
8. OPENING IN WALL.
9. COILING ROLL-UP DOOR.
10. METAL STUD FRAMED WALL FEATURE WITH CEMENT PLASTER WALL FINISH.
11. TPO MEMBRANE ROOFING.
12. HOLLOW CORE PRE-CAST PLANK ROOF STRUCTURE.
13. METAL STUD ROOF FRAMING.
14. CONVEYOR TRENCH, SLOPE TO DRAIN.
15. CONVEYOR TRENCH DRAIN AND OVERFLOW.
16. NOT USED.
17. UTILITY TRENCH DRAIN OUTLET.
18. PIPE CHASE FROM UTILITY TRENCH (TYP.)



B BUILDING SECTION
SCALE: 3/16" = 1'-0"



A BUILDING SECTION
SCALE: 3/16" = 1'-0"

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No.	Revision	By	Appd.	YY.MM.DD
1	MUNI PLANNING COMMENTS			21.11.30
2	MUNI PLANNING COMMENTS			22.04.11
3	ISSUED FOR PLANNING			23.05.05

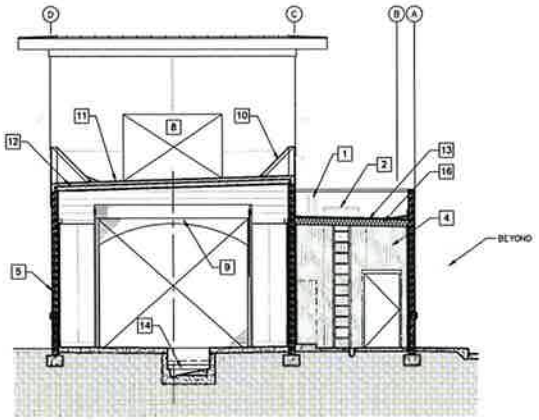
Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

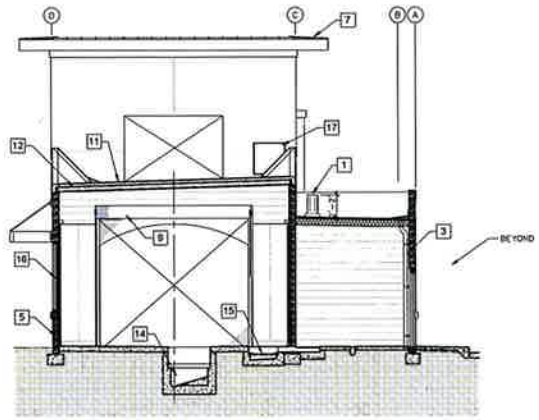
Permit-Seal

Title
BUILDING SECTIONS

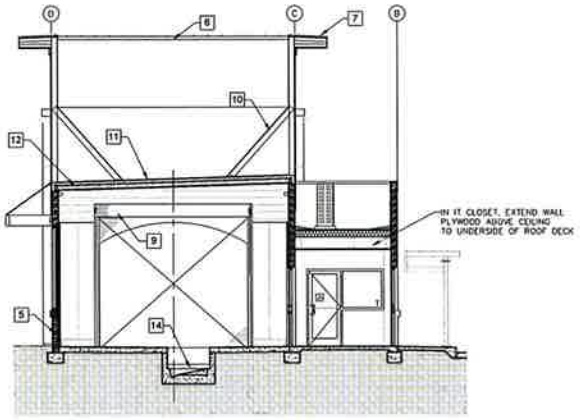
Project Number: 2007130188
File Name:
Dsn. Chkd. Dwn. YY.MM.DD
Drawing No.
Revision Sheet
A400 of



C BUILDING SECTION
SCALE: 3/16" = 1'-0"



D BUILDING SECTION
SCALE: 3/16" = 1'-0"



E BUILDING SECTION
SCALE: 3/16" = 1'-0"

KEYNOTES

1. ROOF TOP MECHANICAL UNIT IN FOREGROUND SHOWN DASHED. CONCEALED FROM VIEW BEHIND PARAPET WALL.
2. ROOF ACCESS HATCH.
3. ROOF DRAIN AND OVERFLOW SCUPPER.
4. ELECTRICAL SERVICE SWITCHGEAR ON HOUSEKEEPING PAD.
5. CONCRETE MASONRY UNIT WALL CONSTRUCTION. R-1 VALUE WITH A U-FACTOR OF 0.366
6. OPEN TO ROOF BELOW.
7. STANDING SEAM METAL ROOFING AT PERIMETER OVERHANG.
8. OPENING IN WALL.
9. COILING ROLL-UP DOOR
10. METAL STUD FRAMED WALL FEATURE WITH CEMENT PLASTER WALL FINISH.
11. TPO MEMBRANE ROOFING.
12. HOLLOW CORE PRE-CAST PLANK ROOF STRUCTURE.
13. METAL STUD ROOF FRAMING.
14. CONVEYOR TRENCH. SLOPE TO DRAIN
15. CONVEYOR TRENCH DRAIN AND OVERFLOW.
16. R-30 ROOF INSULATION WITH A U-FACTOR OF 0.038
17. 4" UTILITY TRENCH DRAIN OUTLET (TYPICAL 2 PLACES)
18. PIPE CHASE FROM UTILITY TRENCH (TYP).

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No.	Revision	By	Appd.	YY.MM.DD
1	ISSUED FOR PLANNING			23.05.05
2	MPA PLANNING COMMENTS			23.06.21
3	MPA PLANNING COMMENTS			23.11.30

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-298
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

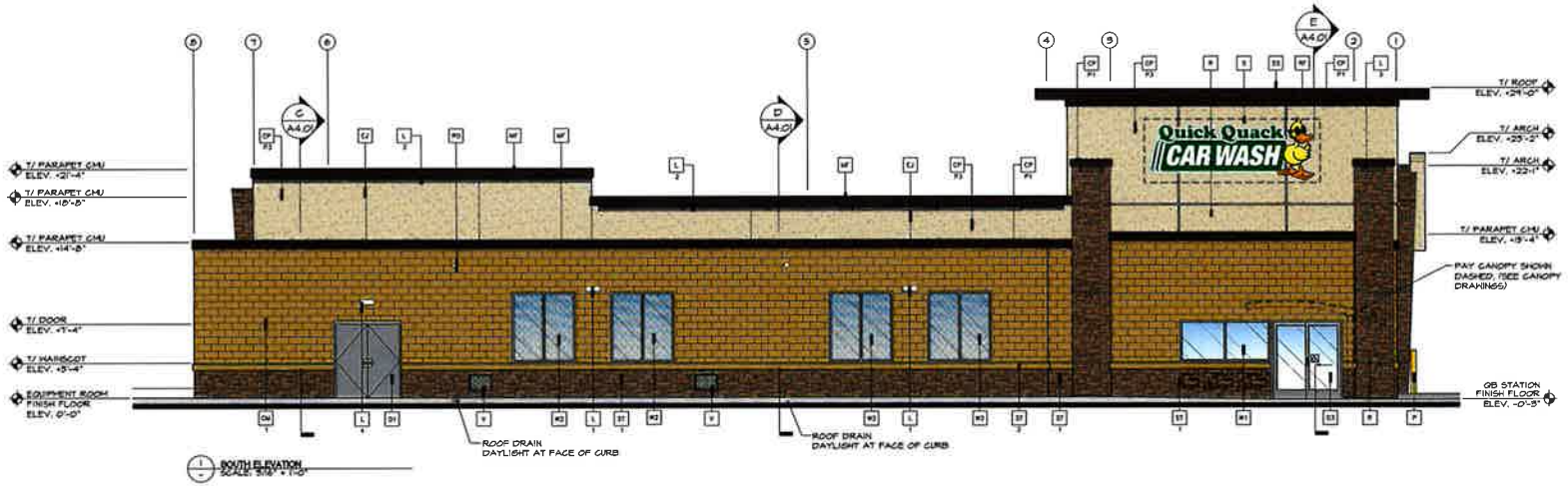
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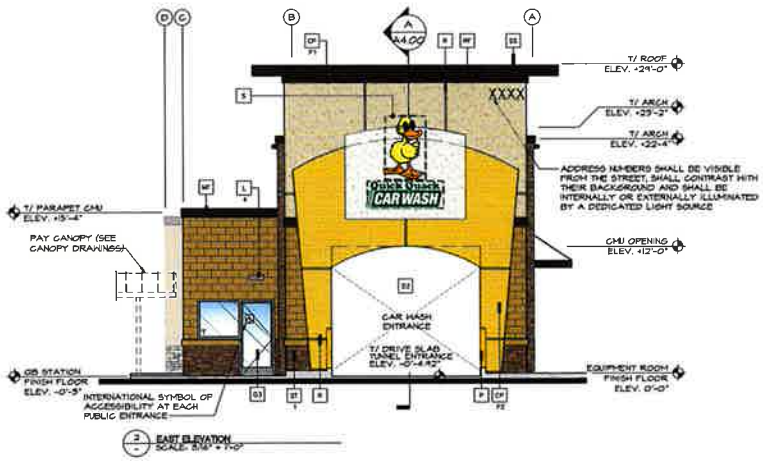
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Project Number: 2007130188
File Name:
Dsn. Chkd. Dwgn. YY.MM.DD

Drawing No.
Revision Sheet
A401

ORIGINAL SHEET - ARCH D





COLOR LEGEND

P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	SNOWBOUND SW 7004	ST2	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	BELIEVABLE BUFF SW 6120	P6	FIRESTONE METALS "BRANDYWINE"
P5	SAFETY YELLOW SW 6084	W1 & W2	CLEAR ANODIZED ALUMINUM

KEY NOTES

ST1 STONE VENEER CORONADO STONE PRODUCTS – "QUICK STACK CARMEL MOUNTAIN" – PROVIDE ANTI GRAFFITI SEALER.

ST2 STONE VENEER CORONADO STONE PRODUCTS – CHISELED STONE SILL – "BUFF" – PROVIDE ANTI GRAFFITI SEALER.

CM BASALITE SMOOTH, HONED FACE CONCRETE MASONRY UNITS – INTEGRAL COLOR STANDARD #335 PRECISION OR EQUIVALENT, WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CP ACRYLIC PLASTER COLOR COAT.

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
P4 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF"
P5 = MATCH SHERWIN WILLIAMS #6084 "SAFETY YELLOW"

PLASTER COLOR COAT TO BE SAND FINISH.

D1 HOLLOW METAL DOOR – PAINT TO MATCH SHERWIN WILLIAMS #6122 "CAMELBACK".

D2 OVERHEAD METAL DOOR – PAINT TO MATCH SHERWIN WILLIAMS #6122 "CAMELBACK".

D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR.

DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE.

EJ 1/4" DEEP REVEAL EXPANSION JOINT.

F METAL FASCIA – PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

P 4" PIPE BOLLARD FILLED WITH CONCRETE. SEE DETAIL #8/A1.05.

R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

L LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

RF METAL ROOF FASCIA – MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

RD ROOF DRAIN THROUGH WALL AND OVERFLOW SCUPPER – PAINT TO MATCH ADJACENT.

S SIGNAGE BY OTHERS SHOWN DASHED – FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS STANDING SEAM METAL ROOF FIRESTONE UC3 – "BRANDY WINE".

T1 METAL WALL CANOPY SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

T2 WALL CANOPY TIE-BACK SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

V .32" WIDE X 16" HIGH VENT – PAINT TO MATCH ADJACENT FINISH. LOUVERS NOT REQUIRED WHEN EQUIPMENT RM. IS AIR CONDITIONED.

W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT.

W2 EXTERIOR FAUX WINDOW ASSEMBLY – WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT.

No. | Date | By | Chkd | Appr. | Revision

Title: BUILDING ELEVATIONS
QUICK QUACK CAR WASH NO. 44-296
22404 VAN BUREN BLVD.
RIVERSIDE, CA 92518

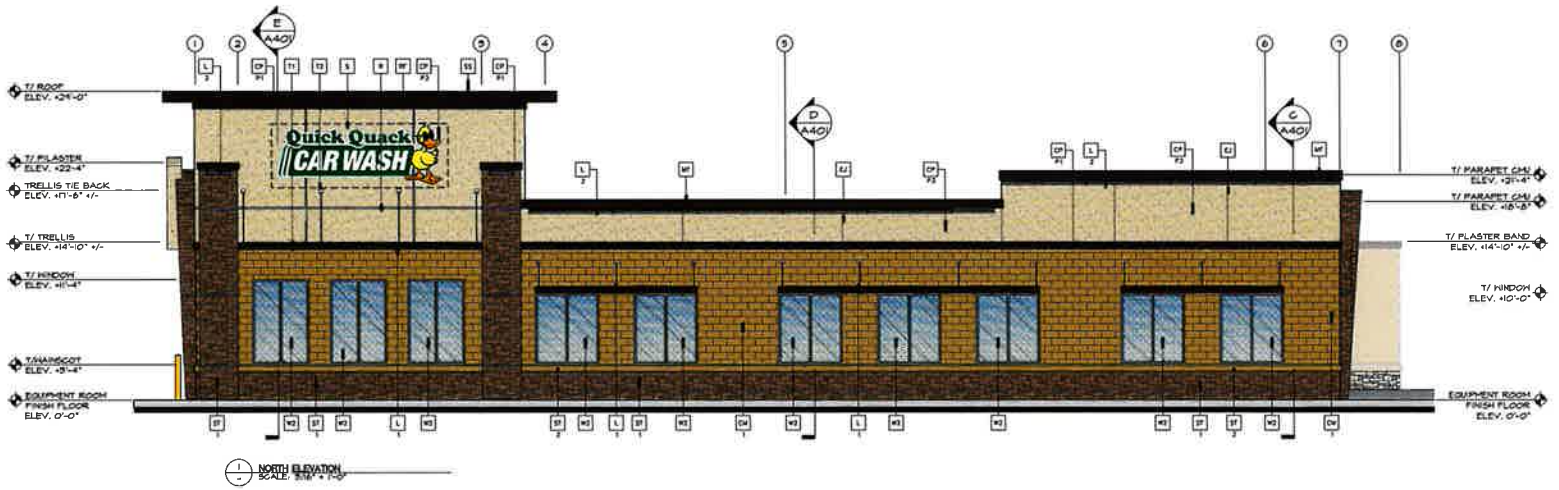
For: QUICK QUACK CAR WASH
6020 WEST OAKS BLVD SUITE 300
ROCKLIN, CA 95765

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Drawn MC | As Noted
Checked MJL | Vertical
Approved GC | Date —

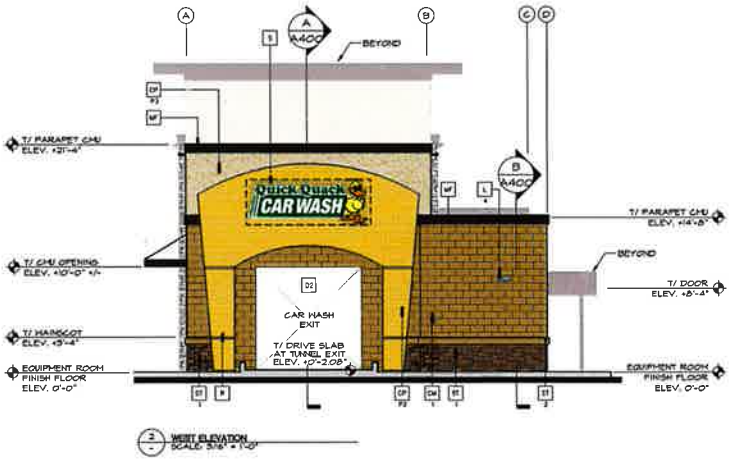
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23453
Sheet A3.00

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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

COLOR LEGEND

P1	DARK AUBURN SW 6034		CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)	
P2	TORCHLIGHT SW 6374		ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"	
P3	SNOWBOUND SW 7004		ST2	CORONADO STONE CHISELED STONE SILL "BUFF"	
P4	BELIEVABLE BUFF SW 6120		P6	FIRESTONE METALS "BRANDYWINE"	
P5	SAFETY YELLOW SW 4084		W1 & W2	CLEAR ANODIZED ALUMINUM	

KEY NOTES:

ST 1 — STONE VENEER CORONADO STONE PRODUCTS – "QUICK STACK CARMEL MOUNTAIN" – PROVIDE ANTI GRAFFITI SEALER.

ST 2 — STONE VENEER CORONADO STONE PRODUCTS – CHISELED STONE SILL – "BUFF" – PROVIDE ANTI GRAFFITI SEALER

CM 1 — BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS – INTEGRAL COLOR STANDARD #335 PRECISION OR EQUIVALENT, WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CP P — ACRYLIC PLASTER COLOR COAT.

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
P4 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF"
P5 = MATCH SHERWIN WILLIAMS #4084 "SAFETY YELLOW"

PLASTER COLOR COAT TO BE SAND FINISH.

D1 — HOLLOW METAL DOOR – PAINT TO MATCH SHERWIN WILLIAMS #6122 "CAMELBACK".

D2 — OVERHEAD METAL DOOR – PAINT TO MATCH SHERWIN WILLIAMS #6122 "CAMELBACK".

D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR.

DS — 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE.

EJ — 1/4" DEEP REVEAL EXPANSION JOINT.

MF — METAL FASCIA – PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"

P — 4" PIPE BOLLARD FILLED WITH CONCRETE. SEE DETAIL #8/A1.05.

R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

L — LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

RF — METAL ROOF FASCIA – MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

RO — ROOF DRAIN THROUGH WALL AND OVERFLOW SCUPPER – PAINT TO MATCH ADJACENT.

S — SIGNAGE BY OTHERS SHOWN DASHED – FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

SS — STANDING SEAM METAL ROOF FIRESTONE UC3 – "BRANDY WINE".

T1 — METAL WALL CANOPY SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

T2 — WALL CANOPY TIE-BACK SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

V — 32" WIDE X 16" HIGH VENT – PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIRED WHEN EQUIPMENT RM. IS AIR CONDITIONED.

W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT.

W2 — EXTERIOR FAUX WINDOW ASSEMBLY – WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT.

No.	Date	By	Chkd	Appr.	Revision

Title:
BUILDING ELEVATIONS
QUICK QUACK CAR WASH NO. 44-296
22404 VAN BUREN BLVD.
RIVERSIDE, CA 92518

For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD SUITE 300
ROCKLIN, CA 95765

Designed RC | Scale: Horizontal: As Noted
Drawn RC | Vertical:
Checked MH
Approved DC | Date: —

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23453
Sheet A3.01

I:\23000s\23453\permit\arch\23453 ARCH elevations.dwg 5/17/2024 9:12 AM MEGHAN


SW6034 DARK AUBURN
SW6374 TORCHLIGHT
SW6141 SOFTER TAN
SW7004 SNOWBOUND
ANGELUS BLOCK CMU
PLACER CREEK BURNISHED
CORONADO STONE
QUICK STACK
CARMEL MOUNTAIN
CAR WASH
STOP


1380
Quick Quack
CAR WASH
Quick Quack
CAR WASH
SW6034 DARK AUBURN
SW6374 TORCHLIGHT
SW6141 SOFTER TAN
SW7004 SNOWBOUND
ANGELUS BLOCK CMU
PLACER CREEK BURNISHED
CORONADO STONE
QUICK STACK
CARMEL MOUNTAIN

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	9	Cercis canadensis 'Hearts of Gold' / Hearts of Gold Eastern Redbud	24" box	Low
	2	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	24" box	Moderate
	6	Phoenix dactylifera / Date Palm	12' BT	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	24	Agave americana / Century Plant	15 gal.	Low
	161	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low
	28	Cistus x Sunset / Rockrose	5 gal.	Low
	63	Hesperaloe parviflora 'Perpa' / Brakelights® Red Yucca	5 gal.	Low
	63	Lantana montevidensis / Purple Trailing Lantana	5 gal.	Low
	10	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Low
	106	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	Low
	15	Yucca recurvifolia 'Wallaton' / Bright Star Soft Leaf Yucca	5 Gal.	Low

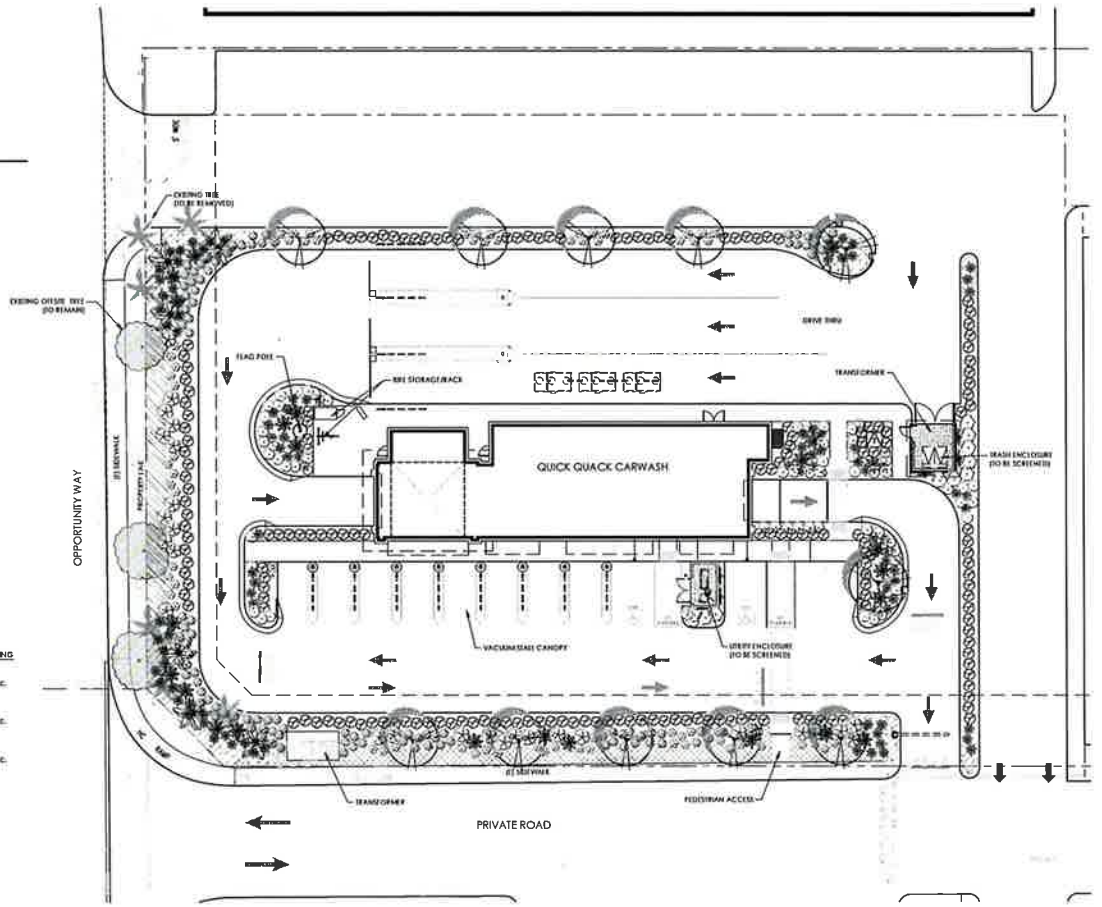
VINES/ESPALIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	6	Magnolia grandiflora 'Little Gem' / Espalier Little Gem Dwarf Southern Magnolia	5 gal.	Moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	84	Lantana x 'New Gold' / New Gold Lantana	1 gal.	Low	36" o.c.
	14	Myoporum parvifolium 'Putah Creek' / Putah Creek Trailing Myoporum	1 gal.	Low	72" o.c.
	62	Rosmarinus officinalis 'Irene' / Irene Trailing Rosemary	1 gal.	Low	42" o.c.

EXISTING TREE LEGEND

EXISTING TREE

EXISTING TREE TO BE REMOVED



GENERAL NOTES

1. All landscape planting areas shall receive a minimum 3" layer of non-combustible organic wood chip mulch top dressing.
2. All new trees located within 5' of pavement or permanent structure shall have a root barrier.
3. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with County of Riverside Water Conservation Standards.
4. Existing trees and shrubs to remain shall be protected and preserved in place.
5. Landscape Maintenance shall be the responsibility of the property owner.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS)	.3	DRIP	.81	.37	8,359	3,093	108,156 GAL.
MODERATE WATER USE (TREES/VINES)	.5	BUBBLERS	.81	.62	170	74	2,588 GAL.
				TOTALS	(A) 8,479	(B) 3,167	
						ETWU Total	110,744GAL.

Maximum Applied Water Allowance (MAWA), MAWA= (Eto) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(56.4) (.62) (.45 x 8,479) + (1- .45) X 0) =133,422 GALLONS

Estimated Total Water use (ETWU), ETWU= (Eto)) (Conversion factor) ((ETAF) (Area))
(56.4) (.62) (3,167) = 110,744 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 3,167
Total Area	(A) 8,359
Average ETAF	(B / A) .38

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

COMPLIANCE STATEMENT

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

1-16-23

Rodney Deccalon

Stantec

Architecture Inc.
3535 Harbor Blvd. Suite 320
Orange, CA 92626-1510
TEL 657.957.1010

Revision	By	Appd.	YY.MM.DD
PLANNING SUBMITTAL	By	Appd.	23.1.23
Issued			YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Permit-Seal
OLIVE STREET LANDSCAPE ARCHITECTURE

Title
LANDSCAPE PLAN

Project Number 2007130188
File Name

Des.	Chkd.	Dept.	YY.MM.DD

Drawing No
Revision Sheet
L1 of

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	9	Cercis canadensis 'Hearts of Gold' / Hearts of Gold Eastern Redbud	24" box	Low
	2	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	24" box	Moderate
	6	Phoenix dactylifera / Date Palm	12' BT	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	24	Agave americana / Century Plant	15 gal.	Low
	181	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low
	28	Citrus x 'Sunset' / Rackcase	5 gal.	Low
	65	Hesperaloe parviflora 'Perpa' / Brakelights® Red Yucca	5 gal.	Low
	63	Lantana montevidensis / Purple Trailing Lantana	5 gal.	Low
	10	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Low
	106	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	Low
	93	Yucca recurvifolia 'Wallerstine' / Bright Star Soft Leaf Yucca	5 Gal.	Low

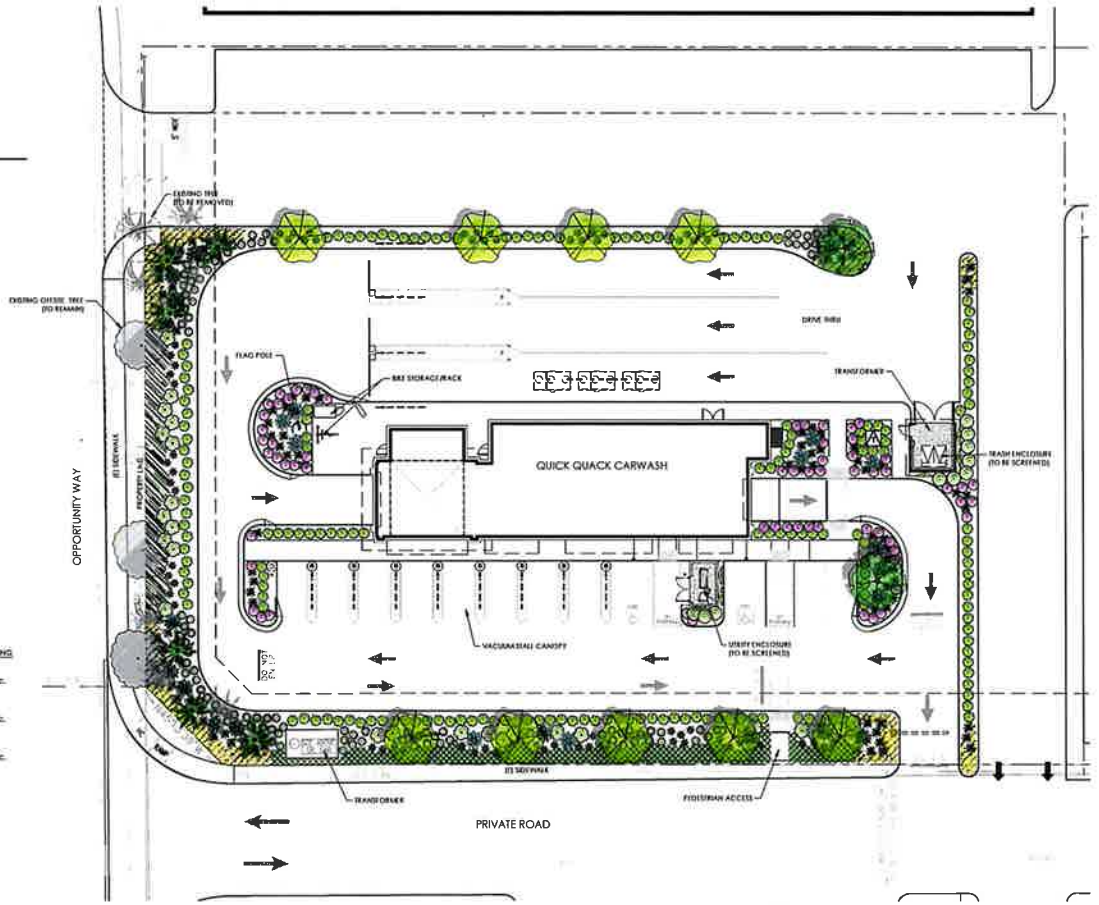
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EXISTING TREE TO BE REMOVED



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COMPLIANCE STATEMENT

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1-16-23

Rodney Deocampo

Stantec
Architecture Inc.
3161 Michelson Drive, Suite 300
Irvine, CA 92612-8910
TEL: 949.261.1010

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec Architecture Inc. prior to commencement of work. The Copyrights to all designs and drawings are the property of Stantec Architecture Inc. Reproduction of any part of any drawing without our written permission is prohibited and any infringement will be subject to legal prosecution.

No.	By	Appd.	YY.MM.DD	Revision / Issuance
1			23.1.25	PLANNING SUBMITTAL

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Title
LANDSCAPE PLAN

Permit-Seal

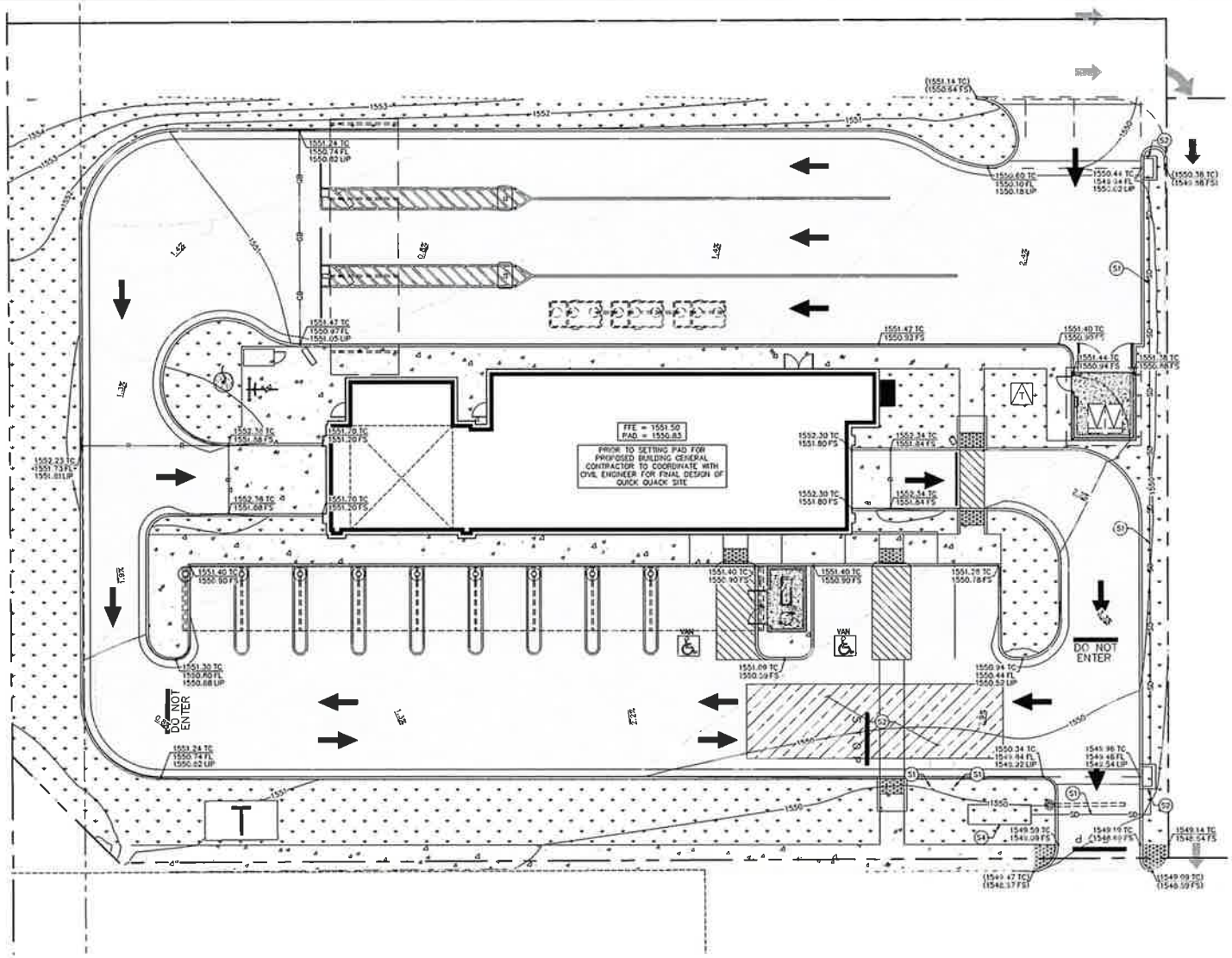
OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2902
Rancho Santa Fe, CA 92067
PH: (858) 759-3740
Olivestreet@sbcglobal.net

Project Number: 2097130188
File Name:

Des.	Chkd.	Date:	YY.MM.DD

Drawing No.
Revision Sheet
L2 of

OPPORTUNITY WAY



LEGEND

- PROPERTY LINE
- ASPHALT PAVING
- CONCRETE SIDEWALK
- LANDSCAPING
- UNDERGROUND WATER STORAGE TANK
- (1550.50 TC) (1550.00 FS) — EXISTING GRADE
- 1550.50 TC 1550.00 FS — PROPOSED GRADE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- 1550 — PROPOSED CONTOUR
- EXISTING CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- X.X% — PROPOSED SLOPE
- FFE — FINISH FLOOR ELEVATION
- TC — TOP OF CURB
- FS — FINISHED SURFACE

STORM DRAIN NOTES:

(S1) PROPOSED STORM DRAIN PIPE.
(S2) PROPOSED CURB INLET.
(S3) PROPOSED UNDERGROUND STORMWATER STORAGE TANK.
(S4) PROPOSED MODULAR WETLAND SYSTEM.

Don't Dig Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services.

BENCH MARK:
NATIONAL GEODETIC SURVEY POINT "Z 1143" LOCATED ALONG THE RAILROAD TRACKS, WEST OF I-215, APPROXIMATELY 1700 FEET SOUTH OF VAN BUREN BOULEVARD, EAST OF THE VETERANS CEMETERY, AND EAST OF THE RAILROAD TRACKS. BEING A 3-1/4" BRASS DISK STAMPED "Z1143 1961" SET FLUSH ON TOP OF A CONCRETE MONUMENT, 15 FEET SOUTH EAST OF MILEPOST 11, 183 FEET SOUTHEAST OF A SWITCH STAND, 25 FEET EAST OF TRACKS, 5.4 FEET WEST OF 215 FWY RIGHT OF WAY FENCE AND 5 INCHES ABOVE GROUND.
ELEVATION: 1532.70 FEET DATUM: NVGD 29

MARK	BY	DATE	REVISIONS	APPR	DATE
				MJPA	

ENGINEER

Kimley»Horn
1100 TOWN AND COUNTRY RD SUITE 700 ORANGE, CA 92868
Tel (714) 939-1030
PREPARED BY:
JACOB GLAZE R.C.E. 87934 12/5/22 DATE

March Joint Powers Authority
QUICK QUACK CAR WASH
PRELIMINARY GRADING PLAN

SHEET NO. 1 OF 1 SHTS

FOR | W.O. | MJPA FILE NO.:

EXHIBIT B

Veterans Plaza Car Wash Project
Conditional Use Permit (CUP 22-03)

Conditions of Approval

EXHIBIT B

Veterans Plaza Car Wash Project
Conditional Use Permit (CUP 22-03)

Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT
General Planning Conditions:

1. The site shall be developed in accordance with the approved Conditional Use Permit 22-03 (CUP 22-03), on file in the Planning Department, the applicable portions of the, March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with CUP 22-03. (MJPA 9.14.020)

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approvals, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. Conditional Use Permit 22-03 approval shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within the Commercial zoning district of the Meridian Specific Plan (SP-5). The provisions of the Meridian Specific Plan, including the permitted uses, development standards, parking, setbacks, other development provisions, and the Conditions of Approval shall govern the property, unless modified herein. (MJPA 9.13)

5. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

6. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

7. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUP).

8. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes.

9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. (MJPA 9.12.020)

10. All new and existing utilities located on the site shall be placed underground. (MJPA 9.13.130)

11. The development shall comply with the noise emission criteria identified in the March JPA Development Code. (MJPA 9.10.140)

12. The development shall comply with all mitigation measures as outlined in the Meridian Subsequent Final EIR and Mitigation Monitoring and Reporting Program (SCH#2009071069). (MMRP)

13. Prior to the submittal of any plans/permits for plan check review, the Applicant/Developer shall meet with March JPA staff at a Pre Plan Submittal/Construction Meeting to be determined.

14. Prior to the issuance of any Permit, the Developer shall designate one point of contact for all plan/permitting submittals, from grading to the final tenant improvements, to act as the liaison between the March JPA and the various subcontractors. Individual subcontractors shall not be allowed to submit plans/permit submittals for the project separately, but shall use the single-point-of-contact to handle all plan/permit submittals

15. The Applicant/Developer shall also comply with March JPA Building and Engineering Departments and outside Agency conditions to be performed prior to issuance of Grading and Building Permits and Certificate of Occupancy

Planning Conditions to be Performed Prior to Issuance of Grading Permits:

16. Prior to issuance of grading permits, the Project applicant shall prepare a traffic control plan that specifically addresses construction traffic and possible lane closures within the public rights-of-way. The traffic control plan shall be reviewed and approved by March Joint Powers Authority (JPA) prior to Project construction.

17. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.

18. Prior to grading permit issuance, an FAA Form 7460-2 would be required for any temporary construction equipment used during construction activities exceeding 38 feet in height.

Planning Conditions to be Performed Prior to Issuance of Building Permits:

19. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

20. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited, to the Criminal Justice Public Facilities, Fire Protection and Parks Development impact fees.

21. Prior to issuance of building permits, the developer shall provide to the Planning Department written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.

22. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Specific Plan Chapter IIV. (MMRP)

23. Prior to issuance of building permits, screening details for roof top equipment shall be submitted for Planning Division review and approval as a component of the construction plan review. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. (MJPA Design Guidelines)

24. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium or LED below 2,700 Kelvin only), location, and height. The lighting shall not exceed a 750-watt maximum and shall not be mounted more than 25' above finished grade. The lighting shall be designed

in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

25. Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department (RCWMD) for approval. The plan will identify and estimate the materials to be recycled during construction activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts

26. Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.

27. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 shall comply with the Hazards and Hazardous Materials Mitigation Measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

28. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site or off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)

29. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance.

30. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained (MEIR).

31. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets, commercial gas meters and backflow devices shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers

and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)

32. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

Planning Department Landscape Provisions (Timing Varies):

33. All landscape located adjacent to parking areas shall be protected by a raised 6" curb. (MJPA Design Guidelines)

34. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD #09-05).

35. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

36. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

37. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or landscape areas.

38. Prior to certificate of occupancy, the Applicant/Developer shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. #16-03 (Water Efficient Landscape Ordinance) including but not limited to:

    (a) Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.5.

    (b) All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.

    (c) Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

39. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)

40. If any existing landscape (including existing or new plantings, hardscape, landscape features, etc.) is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the tenant, unless prior agreement is obtained with the District. (MJPA Design Guidelines, 9.2.1)

41. Trees, shrubs, ground cover and mulch missing in the existing LLMD on Meridian Parkway and Determination Drive must be replaced with matching plant genus and species. Replace trees must be 24" box or larger. (MJPA Design Guidelines, 6.3.1)

42. Projects necessitating the removal of existing trees (in the LLMD) with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MJPA 9.17.030)

43. Each lot developer is to remove the temporary plastic border separating on site landscape from the LLMD area and install a 6" X 6" concrete mow curb.

44. On-site trees must be 100% 24" box size as a minimum size. Trees should be selected with root growth habits that will not cause damage to sidewalks, curbs, and other similarly paved surfaces or such tree species should be sited away from such paved areas.

45. Tree species must be grown in the Inland Empire.

46. The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. Within a maximum of ten (10) years, parking lot trees shall shade a minimum of fifty (50) percent of parking space pavement during the summer months, between 1:00 and 4:00 in the afternoon. A maximum of fifty (50) percent of the parking lot trees may be deciduous unless otherwise approved by the Planning Director. (MJPA 9.17.030)

47. The selection of parking lot trees shall avoid trees with excessive litter, sap or fruit that could damage vehicles. (MJPA 9.17)

48. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) Manager at (951) 656-7000 and the MJPA Landscape Inspector, Jonathan Jones at (951)-675-1639 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager and the Inspector.

49. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 80 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be in separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

50. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an "as built" drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.

51. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty-four (24) hours to ensure LLMD plant material does not incur additional damage or loss.

52. All LLMD landscape and irrigation improvements and on-site landscape and irrigation must be maintained for 90 days and warrantied for 12 months from the date of final construction inspection.

NPDES Provisions (Timing Varies):

53. The development shall be subject to all provisions of March Joint Powers Authority General Plan Land Use Policy 8.4, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto

54. The applicant shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the required Low Impact Development best management practices, roof drains to vegetation and trash enclosure. The project proponent should request a Final WQMP Pre-submittal letter before beginning this process. The MJPA Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies):

55. The operator shall cooperate with March JPA in the pursuit of Carl Moyer clean air grants. Grants shall be used to pursue clean air technology inclusive of clean burning engines, alternate fuel vehicles, diesel particulate traps, alternate fuel refrigeration units, and electrification of dock ramp positions.

56. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between truck parking and loading areas and building entrances.

57. Project shall include permanent TMA membership per the Specific Plan Amendment. (MMRP)

58. Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). (MMRP)

59. Project shall install Energy Star labeled roof materials. (MMRP)

60. The Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)

61. The Developer shall comply with the 2022 CAL Green Standards for Electrical Vehicle (EV) Infrastructure and consider installing either EV Capable, EV Ready or EV Installed infrastructure for on-site parking spaces. Prior to Building Final/Certificate of Occupancy, the Developer shall provide certification that the appropriate infrastructure has been installed and operational.

62. Prior to issuance of a grading or building permit, the Construction Contractor shall submit a Construction Management Plan identifying compliance with all construction mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

63. All construction activities shall be limited to between 7:00 am and 8:00 pm, as feasible. (MEIR)

MJPA ARCHEOLOGY/PALEONTOLOGY:

64. Human Remains: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Planning Director.

65. Inadvertent Archeological Finds: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Native American Tribe(s).

(a) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

(b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

(c) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

(d) Treatment and Disposition of the inadvertently discovered resources shall be carried out in one or more of the following methods:

(e) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources; leaving them in the place they were found with no development affecting the integrity of the resources.

(f) Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in COA #66.

(g) Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the March Joint Powers Authority Planning Director (Director) for decision. The Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Director shall be appealable to the March Joint Powers Authority Council."

66. Archeologist Retained: Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities to identify any unknown archaeological resources.

The Project Archaeologist and the representative(s) from the Native American Tribe (s) shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors. The Project Archaeologist and the Tribal representative(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal representative(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Any newly discovered cultural resources shall be subject to an evaluation, in consultation with the Native American Tribe(s) and which will require the development of a treatment plan and monitoring agreement for the newly discovered resources.

67. Paleontologist Required: This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:

The permittee shall retain a qualified paleontologist approved by the March Joint Powers Authority Planning Director to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Planning Department for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

a) The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

b) Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

c) If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

d) If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to inspect the remains.

e) If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

f) Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be reburied on-site in a pre-determined location, typically within the landscape areas and away from any drainage basins to the best possible extent.

g) A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Planning Department for review and approval prior to building final inspection as described elsewhere in these conditions.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Planning Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

MJPA BUILDING AND SAFETY:

Regarding the Veterans Plaza Car Wash Project, please contact March JPA Building and Safety at 951-656-7000 for direction on how to submit your building application as well as how to submit plans for electronic plan review. Please visit www.marchjpa.com to download the appropriate form(s) for building permit application. Please provide the following sets of plans and documents:

Building and Safety electronic submittals required at first plan review.

(1) Architectural Plans
(1) Structural Plans
(1) Structural Calculations
(1) Plot/Site Plans
(1) Electrical Plans
(1) Electrical Load Calculations
(1) Plumbing Plans/Isometrics, Water, Sewer and Gas
(1) Mechanical Plans
(1) Roof Truss Plans
(1) Title 24 Energy Calculations
(1) Green Building Code Compliance Plans
(1) Precise Grading Plans

Building & Safety General Information

68. All structures shall be designed in accordance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, and the California Green Buildings Standards adopted by the State of California.

69. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.

70. Building & Safety inspection requests can be made twenty-four (24) hours in advance for the next day inspection.

71. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians.

72. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI requirements.

73. Construction projects which require temporary electrical power shall obtain an electrical permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department:

    a) Installation of a construction trailer, or,
    b) Security fenced area where the electrical power will be located.

74. Installation of construction trailers must be located on private property. No trailers can be located in the public right of way.

75. Site development and grading shall be designed to provide disabled access to all entrances

and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sections, 11A and 11B.

76. March JPA enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

77. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.

78. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.

79. Building & Safety, (Willdan Engineering) will inspect all structural foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit and wiring in the common areas for light standards as well as disabled accessibility requirements from the public right of way to the building and the disabled parking stalls. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

80. Engineering will review rough and precise grading plans on site as well as all improvements in the public right of way. Engineering will inspect on site utilities starting 5 foot outside of the building as well as all the curb, gutter and sidewalk construction.

81. Storm Water Retention, (CG Resource Management) will inspect the NPDES and storm water requirements on and off site.

82. Western Municipal Water District inspects all water service installations on site and off site as well as any sewer connections to grease interceptors on site

Building & Safety Conditions

83. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

84. All on-site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or March JPA.

85. Prior to issuance of building permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants, shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

86. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and setbacks of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.

87. Prior to issuance of building permits, provide Building & Safety with a will serve letter from Western Municipal Water District.

88. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

89. Special inspectors and structural observation inspectors that are required by the building code shall register with Building & Safety. The special inspectors shall provide a copy of their certifications as well as a copy of their driver's license before they start work as an inspector on the project. Special inspectors are required to provide a hard copy of the reports in the construction office daily for the inspectors' use. The special inspectors shall make all necessary and required inspections before March JPA inspectors provide periodic inspections.

90. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete, and all agencies have signed for permanent occupancy.

MARCH JPA ENGINEERING - WILLDAN ENGINEERING

With respect to the Conditions of Approval for the above-referenced project, the March Joint Powers Authority (March JPA) requires the applicant to provide the necessary improvements and/or dedications in accordance with the March JPA requirements and standards, as shown on the site plan. It is understood that the site plan accurately reflects all existing rights-of-way, traveled ways, and drainage patterns, and any omissions may necessitate resubmission for further consideration.

General Conditions:

91. Final conditions of approval, including any additional requirements, will be addressed and may be imposed during the plan check process, subject to the review of final grading and civil plans by the March JPA Engineer.

MARCH JPA RESOURCE ENGINEERING - CGRME

The referenced project submitted as Greens Inv. 11, LLC, CUP 22-03, Veterans Plaza Car Wash Project,

92. The Car Wash Project is located within the Phase 2 Area of the Veterans Plaza Commercial Center and is subject to the Phase 2 Master Water Quality Master Plan (WQMP). As such, the Applicant will be required to submit an Addendum to the Master WQMP, which shall substantially conform the Phase 2 Master WQMP. The Addendum WQMP shall include plans, elevations, slopes, and any other details necessary to implement the required BMPs for compliance with the 2012 Riverside Co WQMP Guidance Document.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

On June 13, 2024, the Riverside County Airport Land Use Commission (ALUC) found the March Joint Powers Authority Case No. CUP 22-03 (Conditional Use Permit), a proposal to construct a 3,596 square foot drive-thru Car Wash Building on 1.08 acres, located northerly of Van Buren Boulevard, and easterly of Opportunity Way **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

93. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

94. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

(a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.).

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including, but not limited to places of worship and theaters), buildings with more than 2 aboveground habitable floors, hazardous materials and critical community infrastructure facilities.

(f) Highly noise-sensitive outdoor non-residential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls, and drive-in theaters.

(g) Other hazards to flight.

95. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority or its successor in interested or provide evidence that such easement has previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

96. Any other proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.



97. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

98. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

99. The project has been evaluated as a 3,596 square foot Car Wash Building. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

100. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

101. The attached, "Notice of Airport Vicinity", below shall be given to all prospective purchasers and occupants of the property.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b) (13) (A)

102. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2023-AWP-12865-OE and 2023-AWP-12866-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.

103. The proposed structures shall not exceed a height of 29 feet above ground level and a maximum elevation at top point of 1581 feet above mean sea level.

104. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration.

105. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 29 feet in height and a maximum elevation of 1581 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

106. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

107. Any questions pertaining to the project, please contact Paul Rull, ALUC Director, at (951) 955-6893.

RIVERSIDE COUNTY FIRE DEPARTMENT

Riverside County Fire Department Office of the Fire Marshal has reviewed the submitted plans and documents for the above referenced project and they are approved with the following conditions of approval. These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal:

108. Prior to Permit Issuance - Fire Protection Water Supplies/Fire Flow:
Minimum fire flow for the construction of all buildings and project is required per CFC Appendix B. Will Serve Letters from the responsible water purveyor with capabilities of water in the public street along the property line is required prior to a map recordation or Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.

109. Prior to Permit Issuance - Fire Protection Water Supplies/Hydrants:
The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.).

110. Prior to Permit Issuance – Fire Department Access:
Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Fire Department Standards. Plans must be submitted to the Fire Marshal office for review and approval prior to building permit issuance.

111. Prior to Permit - Fire Department Plan Review:
Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated June 27, 2024, the Riverside County Flood Control and Water Conservation District provided the following for CUP 22-03, APN 294-070-044:

112. An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Perris Valley Master Drainage Plan B-1 South Channel Basin. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.

113. The development of this site will generate an increase in peak flow rates and could adversely impact the downstream property owners. Mitigation will be required to offset such impacts. Mitigation may not be required if the proposed storm drain outlet ties into a storm drain system conveying flows to the Perris Valley Master Drainage Plan B-1 South Channel Basin.

General Information:

114. This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

115. If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

116. The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

117. If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to

issuance of the Corps 404 permit.

UNITED STATES POSTAL SERVICE

118. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

WESTERN MUNICIPAL WATER DISTRICT

Below are Western Municipal Water District's (Western) Conditions of Approval for the above referenced project as follows:

119. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

120. 2. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to the installation of any water meter.

121. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer (engineer) and reviewed and approved by Western Water. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

122. Western Water, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

123. The property is located within the 1837 Pressure Zone. Currently, Western Water has an existing 12-inch water pipeline located on-site for service connection to the proposed project. The available Fire Flow must be determined by a flow test or fire flow modeling.

124. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western Water for fire flow modeling to determine if existing water systems capacity is. available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required.

125. Western Water has an existing 8-inch recycled water pipeline in Opportunity Way for service connection to the proposed project.

126. Western Water has an existing 8-inch sewer pipeline on-site for service connection to the proposed project.

127. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western Water before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

128. Preliminary water, sewer and/or recycled water plans shall show the following items:

a. Delineate all existing utility facilities (i.e., pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.

b. Delineate all easements within project boundaries.

c. Delineate all proposed and existing lots, streets, and storm drains.

d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

129. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans.

130. Water, Sewer and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western Water's Developer Handbook for submittal formats and requirements online at: http://www.wmwd.com/162/Developer-Handbook

131. Water, Sewer, and Recycled Water Commercial Plans for connections only shall be designed per Western Water's Standards and Specifications. Please review Western Water's Commercial Plan Check Package for submittal formats and requirements online at: http://www.wmwd.com/DocumentCenter/Home/View/237

132. Developer to submit grading plans for Western Water's review and approval before grading permit is issued.

133. Water, Sewer and/or Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western Water.

134. The developer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property, then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

135. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western

Water's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

136. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western Water at the time of construction.

137. Contact Western Water's Development Services Department at (951) 571-7100 for further information.

ATTACHMENT A

Standard March JPA Operation Mitigation Measures

To be placed on the cover sheet of all grading and building construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufacturer's specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

ATTACHMENT B

GREENS INV 11, LLC
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR THE
VETERANS PLAZA CAR WASH PROJECT
CONDITIONAL USE PERMIT 22-03

The March Joint Powers Commission considered and **APPROVED** the Veterans Plaza Car Wash Project, with **Conditions of Approval**, on _____.

Greens Inv 11, LLC, acknowledges and accepts the Conditions of Approvals for the Veterans Plaza Car Wash Project, as approved by the March Joint Powers Commission. Upon signature and return of this Acceptance to the March Joint Powers Authority, Greens Inv 11, LLC, will be allowed/authorized to submit construction plans for the Veterans Plaza Commercial Center Car Wash Project.

GREENS INV 11, LLC

_____ _____

Owner/Applicant Signature **Date**

_____ _____

Owner/Applicant Printed Name **Owner/Applicant Title/Position**

ATTACHMENT 2

Veterans Plaza Car Wash Project
Conditional Use Permit 22-03

NOTICE OF DETERMINATION

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ **County Clerk** County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	**FROM:**	**Public Agency/Lead Agency:** March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: (951) 656-7000

TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address:
	☒ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2009071069	
Project Title: Veterans Plaza Car Wash Project: Conditional Use Permit 22-03 (PP 22-03)	
Project Applicant: Greens INV 11, LLC.	
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The 1.08-acre vacant/parcel Project site is located at the southeast intersection of Sysco Way and Opportunity Way, north of Van Buren Boulevard, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. See attached map.	
General Project Location (City and/or County): County of Riverside	
Project Description: The proposed Project consists of the following: Conditional Use Permit (CUP 22-03): The proposed Conditional Use Permit would allow for the development of a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre vacant parcel. The primary entrance to the car wash facility is oriented off of the Sysco Way/Opportunity Drive-drive aisle, leading into three stacking lanes, which will accommodate up to 16 cars. The car wash facility will also include a covered vacuum/detailing area, with parking stalls which will accommodate up to 8 cars, 2 onsite parking stalls, 2 ADA parking stalls, along with 6 bicycle parking spaces, one trash enclosure, landscaping, and associated paving. The building is single-story with varying building heights and a tower feature, with a maximum height is 29 feet. The project has been designed in accordance with the Meridian North Specific Plan (SP-5, A5) Development Standards.	

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. Greens INV 11, LLC

This is to advise that the (☒ **Lead Agency** or ☐ Responsible Agency) has approved the above described project on **September 11, 2024** and has made the following determinations regarding the above described project:

1.	☐	The project will have a significant effect on the environment.
	☒	**The project will NOT have a significant effect on the environment beyond those previously analyzed.**
2.	☒	**An Environmental Impact Report, and subsequent CEQA Addendum, were previously prepared and certified/adopted for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency (SCH# 2009071069).**
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☒	**A CEQA Addendum was prepared, which considered this proposed project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.**
3.	☒	**Mitigation measures from the applicable Certified Subsequent EIR were made a condition of the approval of the project but were adopted when the Subsequent EIR was certified.**
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☐	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	☒	**A new Mitigation Monitoring or Reporting Plan was NOT adopted for this project.**
5.	☐	A Statement of Overriding Considerations was adopted for this project.
	☒	**A Statement of Overriding Considerations was NOT adopted for this project but were made when the Subsequent EIR was certified.**
6.	☒	**Findings were made pursuant to the provisions of CEQA that no further environmental analysis was required pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.**
	☐	Findings were NOT made pursuant to the provisions of CEQA.
	Custodian: March Joint Powers Authority	**Location:** 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: September 11, 2024	**Signature:** _____
Date Received for Filing: _____	**Title:** Principal Planner

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.



Veterans Plaza Commercial Center Car Wash Project Location:

The approximately 1.08-acre, vacant Project site is located at the southeast intersection of Sysco Way and Opportunity Way, north of Van Buren Boulevard, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.

ATTACHMENT 3

Veterans Plaza Car Wash Project
Conditional Use Permit 22-03

PLANNING DIRECTOR'S
JULY 17, 2024
DETERMINATION OF SUBSTANTIAL CONFORMANCE

July 17, 2023

Adam Corral
Vice President, Development
Greens Development
8815 Research Drive
Irvine, CA. 92618

RE: SUBSTANTIAL CONFORMANCE DETERMINATION FOR A CAR WASH USE WITHIN THE COMMERCIAL ZONING DISTRICT IN THE MERIDIAN SPECIFIC PLAN (SP-5, A5) AREA.

File No.: Substantial Conformance 23-01
Project Name: Veterans Plaza Commercial Center Project
Address: 22400 Van Buren Boulevard, Riverside, CA 92518

Dear Applicant:

On April 12, 2017, the March Joint Powers Authority Commission considered and adopted the following:

- Resolution # JPA 17-03: Approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), and Variance (V16-01), with Conditions of Approval

On November 29, 2018, September 4, 2019. February 3, 2021 and July 14, 2022, the March Joint Powers Authority Planning Director reviewed and approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- Minor change in Project phasing,
- Reduction in total building square footages and building locations,
- Elimination of one driveway entry along Opportunity Way,
- Minor modifications to the approved building elevations,
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking in relation to In-&-Out.

Since the last approval, a request for a Car Wash Use within the Commercial Zoning District in the Meridian Specific Plan (SP-5, A5) Area has been reviewed and approved as outlined in the Car Wash Use Substantial Conformance 23-01 Letter, signed by MJPA Planning Director on July 17, 2023 (Memo to Project File). A Notice of Exemption (NOE) will be filed pursuant to March JPA Local California Environmental Quality Act (CEQA) Guidelines on July 17, 2023. Filing and posting of an NOE starts a 30-day statute of limitations period on legal challenges to the approval under CEQA Section 15062(d).

Should you have any questions related to this correspondence you may contact me at smith@marchjpa.com or (951) 656-7000. Thank you.

Sincerely,

Jeffrey M. Smith, AICP
Principal Planner
March Joint Powers Authority

cc: Atman Kadakia
Attachments: 1. Letter to File: Car Wash Use Substantial Conformance 23-01
2. Notice of Exemption (See Letter, Attachment 5)

TO: FILE - SUBSTANTIAL CONFORMANCE 23-01

FROM: DAN FAIRBANKS, PLANNING DIRECTOR

DATE: JULY 17, 2023

SUBJECT: SUBSTANTIAL CONFORMANCE DETERMINATION FOR A CAR WASH USE WITHIN THE COMMERCIAL ZONING DISTRICT IN THE MERIDIAN SPECIFIC PLAN (SP-5, A5) AREA.

DETERMINATION:

The authority to approve a Determination of Substantial Conformance is vested with the March Joint Powers Authority (JPA) Planning Director. The Determination of Substantial Conformance is intended to address minor modifications to Plot Plans and similar development requirements. The Substantial Conformance application is not intended to authorize a deviation from any applicable development standard specified in the March JPA Development Code.

Pursuant to Section 9.02.280 of the March JPA Development Code, the Planning Director has determined that a car wash is permissible in the C-2 zone, as provided in SP-5, A5 (Meridian Specific Plan), subject to conditional use permit review and approval. The allowance of a commercial car wash facility subject to conditional use permit approval, is consistent with the required findings for a Determination of Substantial Conformance, identified in Development Code Section 9.02.280 C.

SUMMARY OF PRIOR PLOT PLAN APPROVAL:

The Veteran's Plaza Commercial Center Project was approved by the March Joint Powers Commission on April 12, 2017, through a Master Conditional Use Permit CUP 16-01, Plot Plan 16-02, Tentative Map TM 37116, and Variance V16-01. Plot Plan 16-02 was approved for the phased development of a commercial/service center Known as "Veterans Plaza" (Meridian Unit 4 Lot 4, the Proposed Project), which is located within the southeastern portion of the North Campus of the Meridian Specific Plan (SP-5, A5) Area, specifically on the northeast corner of Van Buren Boulevard and Opportunity Way.

The Project consisted of a 14.4-acre site with 10 buildings that will be used for a mixture of retail and commercial uses and includes two upper mid-scale hotels, a gas station and convenience store, two fast food restaurants with drive-thru service, two traditional sit-down restaurants, one mixed-use retail/fast food building and one mixed-use retail restaurant

buildings. The Project was planned to take access from Opportunity Way via three driveways, including one "right-in/right-out" driveway on Van Buren Boulevard.

The Project was proposed to be developed in two phases; Phase 1 to include a Gas Station with Convenience Store, two fast food restaurants, a mixed use/retail building and a restaurant with a total building area of 21,700 square feet; and, Phase 2 to include two retail buildings, a restaurant and two hotels with a total building area of 197,925 square feet. As approved, the total building area on-site would be 219,695 square feet and included 606 parking spaces and 251 hotel rooms.

On four occasions, November 29, 2018, September 19, 2019, February 3, 2021, and July 14, 2022, the Planning Director for the March Joint Power Authority, approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- Minor change in Project phasing,
- Reduction in total building square footages and building locations,
- Elimination of one driveway entry along Opportunity Way,
- Minor modifications to the approved building elevations,
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking in relation to In-&-Out.

The changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017. It should be noted that the approved changes/modifications allowed the developer flexibility and to meet market demands while staying consistent with the original plot plan approval. The total building area is approximately 201,658 square feet, with 703 parking spaces.

Currently, the southern portion of this 14.4-acre site, adjacent to Van Buren Boulevard, has been developed with a hotel and restaurants, gas station, and ancillary retail uses. This request for a use interpretation is due to a specific use, an express car wash, which seeks to develop on the site area immediately north of the existing Gas Station/Convenience Store located at the northeast corner of Opportunity Way and Van Buren Boulevard.

AUTHORITY:

In accordance with section 9.01.120 B. of the March JPA Development Code (Planning Director Interpretation), Section 9.02.280 of the March JPA Development Code (Substantial Conformance) and Section III.B.2 of the Meridian Specific Plan SP-5, A2 (Purpose and Intent), the March JPA Planning Director may determine that a use is similar to, and no more

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objectional than, other permitted or conditionally permitted uses within the applicable zoning districts in the Meridian Specific Plan (SP5, A5) area.

OVERVIEW:

The requested use is an express car wash. The use is different than a full-service car wash in that the car wash is highly automated, and the interior of the car is not cleaned by car wash employees. The process differs in that after the car wash and air-drying cycle, customers may drive to shaded parking facilities where pay-for-use vacuum facilities are available for interior cleaning. The express car wash model involves patrons staying in their cars during the moving wash, no interior minimart facility, and significantly fewer employees.

COMPARATIVE ANALYSIS OF ZONES THAT ALLOW CAR WASHES:

Meridian Comparable Land Uses (SP-5, A5)			
Use (Table III-1) Commercial	**Permitted**	**Conditional Use Permit**	**Use Not Listed**
Automotive Parts and Accessory Sales	X		
Automotive Service Stations		X	
Convenience Sales		X	
Food and Beverage Sales	X		
Restaurants (Fast Food)	X		
Car Wash			X

Title 9 – March JPA Development Code			
Use (Table 9.02.020-1 (Community Commercial)	**Permitted**	**Conditional Use Permit**	**Use Not Listed**
Automotive, Motorcycle, Truck, Boat Repairs and Installation	X[1]		
Car Wash	X[1]		
Convenience Stores with or without drive through	X		
Convenience Stores with alcohol sales	X[1]		
Drinking and eating Establishments	X		
Restaurants (Drive through)	X		
[1] *Indicates a use is permitted unless the use is located within 300' or less from a residential zone or use, in which case the use is allowed with a Conditional Use Permit.*			

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In addition, planning staff has confirmed the information in the applicant's request letter, which identifies that the member jurisdictions of the March Joint Powers Authority (City of Riverside, County of Riverside, City of Perris, and Moreno Valley), allow Car Washes within most Neighborhood Commercial and all Community Commercial Zone(s) as a permitted use, and in some instances require a Conditional Use Permit (CUP).

PROJECT ANALYSIS

Veterans Plaza Commercial Center functions similar to a Community Commercial Center, due to the regional land uses in the area, including Riverside National Cemetery, the nearby March Field Air Museum, Interstate 215, and the surrounding business park. Businesses serving these uses include the hotel, multiple restaurants, and retail services. The restaurants (In-n-Out, Chipotle, Jersey Mike's and Starbucks) function as convenience uses with drive-throughs. The center lacks a major grocery tenant, like most neighborhood shopping centers. A major employer of up to 3,000 employees (Target) is in close proximity to the site, with Sysco (900 employees, also in close proximity to this location.

The car wash functions as a support use for the approximate 15,000 employees within the surrounding area of the Meridian Development. The use is similar to and no more objectionable than other permitted and conditionally permitted uses identified within the Meridian Specific Plan and the March JPA Development Code, as depicted within the Tables in this determination.

According to the March JPA Traffic Engineer, a car wash use will generate 78 PM peak hour trips and the restaurant that it would replace, will generate 37 PM peak hour trips. The increase in trips of 41 is smaller than 100 and that means that this change of use would not trigger a traffic impact study if it were a standalone project. The Applicant is committed to stay within the allocated traffic thresholds for Veterans Plaza, which has been set by the Meridian Specific Plan and the Purchase and Sale Agreement with the Master Developer of 9,468 external average daily trips.

REQUIRED FINDINGS

In accordance with Development Code Section 9.02.280, a request for a Determination of Substantial Conformance is required to make the following findings:

1. The proposal is consistent with the expressed intent of the original Plot Plan 16-02 in that there is no significant changes in the use of the planned 201,658 square foot of commercial development. The application is consistent with this finding in that the use is still related to other existing commercial and convenience commercial uses.

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2. The proposal is consistent with March Joint Powers Commission's approval of Plot Plan 16-02 and the certification of an Addendum to the 2010 Subsequent Environmental Impact Report (SEIR) for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069), for the Veterans Plaza Commercial Center. The proposal does not modify the building site ingress or egress, and a traffic analysis is not required. The modification does not involve the storage of hazardous materials; and meets all Plot Plan development standards.

3. The proposed modifications do not have the potential to adversely affect surrounding land uses or improvements. As mentioned above, the proposed use is consistent with the original intent of PP 16-02, the use is related to other existing commercial uses and it will not affect surrounding land uses or improvements.

CEQA REVIEW

Findings Under State CEQA Guidelines Section 15061 (b)(3): Under State CEQA Guidelines section 15061 (b)(3), "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed modifications allow a Car Wash to proceed to the March Joint Powers Authority for review of a Plot Plan, Conditional Use Permit and Initial Study through a public hearing process. This determination does not prejudice the Joint Powers Commission, rather it simply allows the use to be treated as other similar uses and allows a full environmental review to occur when the proposal is ripe for environmental review. Pursuant to CEQA, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

PROJECT CONDITIONS

1. All project conditions of approval and mitigation measures from the 2010 Subsequent Environmental Impact Report (SEIR) for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) March Business Center EIR will remain in full force and effect.

ATTACHMENTS:

1) Substantial Conformance Request Letter, February 21, 2023
2) Veterans Plaza Commercial Center Site Plan
3) Proposed Car Wash Site Plan
4) Traffic Consistency Memo, December 17, 2021
5) Notice of Exemption

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ATTACHMENT 1

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Substantial Conformance Request Letter
February 21, 2023

GREENS

Dan Fairbanks
Planning Director
C/O Jeffrey Smith
Principal Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

2/21/2023

Request for Planning Director Interpretation

Background

Veterans Plaza (the Project) is a phased commercial development located within the southeastern portion of the North Campus, Meridian Specific Plan (SP-5, A5) area, and more specifically located on the northeast corner of Van Buren Boulevard and Opportunity Way. The Proposed Project site is bound by Meridian Unit 4 Lot 3, a Business Enterprise development by JM Realty to the North, the MJPA controlled south detention basin and the I-215 Freeway to the East, Van Buren Boulevard to the South, and Opportunity Way to the West. The Veteran's Plaza project consists of a 14.4 Acre commercial mixed-use project, which includes: Hotels, Convenience, Gas Station, Fast Food Restaurants, Dining, various Retail and Service uses.

The overall Veterans Plaza Project was previously approved by the March Joint Powers Commission on April 12, 2017: Master Conditional Use Permit (CUP16-01), Plot Plan (16-02), Tentative Map (TM 37116), and Variance (V16-01). This request for interpretation is due to a specific tenant use, an express car wash, which provides a clear definition of a tenant, in lieu of the speculative nature of the prior approvals.

Request

This request for the Planning Director's Interpretation, is to address a specific use for an Express Car Wash, within the North Campus, Meridian Specific Plan area. This use is currently unidentified as a stand-alone use within the Specific Plan's Land Use Table III-1, whereas the MJPA's Development Code, not only lists Car Washes as a specific use, but is listed as a permitted use, if the use is more than 300 feet away from a residential zone, as would be this case. It is also important to note, all member jurisdictions of the March Joint Powers Authority (City of Riverside, County of Riverside, City of Perris, and Moreno Valley), allow Car Washes within most Neighborhood Commercial and all Community Commercial Zone(s) as a permitted use, and in some instances require a Conditional Use Permit (CUP). More specifically, the following table conveys the member jurisdictions, zoning applicability for the Car Wash use:

Jurisdiction	Zoning	Car Wash Permit Type	Gas/Convenience	Fast Food Drive Thru
City of Perris	CN, CC	Allows planning director to determine similar uses with a CUP in CN / Permitted in CC	CUP	CUP

Moreno Valley	CN, CC	Permitted	Permitted > 300 ft from residential, CUP < 300 ft	Permitted > 300 ft from residential, CUP < 300 ft
City of Riverside	CR / CG	CUP	CUP	CUP
County of Riverside	C-1 / CP	Permitted	Permitted no alcohol CUP with alcohol	Allows planning director to determine if similar use

Within the Meridian Specific Plan, an Express Car Wash would have fallen within the definition of "Automotive/Truck Repair - Minor", which used to be allowed in this zone, but is no longer allowed within the Commercial designation of the Meridian Specific Plan. However, due to the other types of uses within this definition (automotive/light truck repair, brake, muffler, tire shops, etc.), may have been deemed incompatible with the vision for the Center. The Car Wash use itself, within this definition, is no more objectionable, than any of the other drive through and convenience uses currently found on the site.

By observing the existing tenant mix, which is also predominantly convenience, retail, and service-oriented uses, one can see how similar and compatible the car wash use would be, with the types of customers that frequent Veterans Plaza. For example, many people that get gasoline at the gas station, will often want a car wash. The Express Car Wash, as an alternative for the customer to get a better wash in under 3 minutes, is an extremely compelling for customers to not only visit but frequent the center. Furthermore, by having the Car Wash site directly to the north of the existing gas station, is a perfect to realize these synergistic uses. Similarly, this use is also extremely compatible with the other drive thru uses, such as In N Out and Starbucks, as people can get a cup of coffee and get their car washed in a very short time period, on their way to work.

The phasing of this project would be initiated with the second phase of Veterans Plaza. Since this project would be done in the same phase as the In N Out improvements, this will alleviate the existing In N Out congestion we are experiencing at the center. This will be accomplished by providing In N Out more queue length and additional parking within the project site. As such, we believe traffic congestion at the entryway will be vastly improved during the second phase of development.

It is Greens' opinion that the MJPA's Executive Director has the authority to make an interpretation under Section III.B.2 of the Meridian Specific plan should "any details, or issues, not specifically covered in these regulations shall be subject to the regulations of the development code". As such, we would request the MJPA's Executive Director to review the Development Code, in concert with the Specific Plan, to determine if the Car Wash use would be allowed to proceed as a Conditional Use permit.

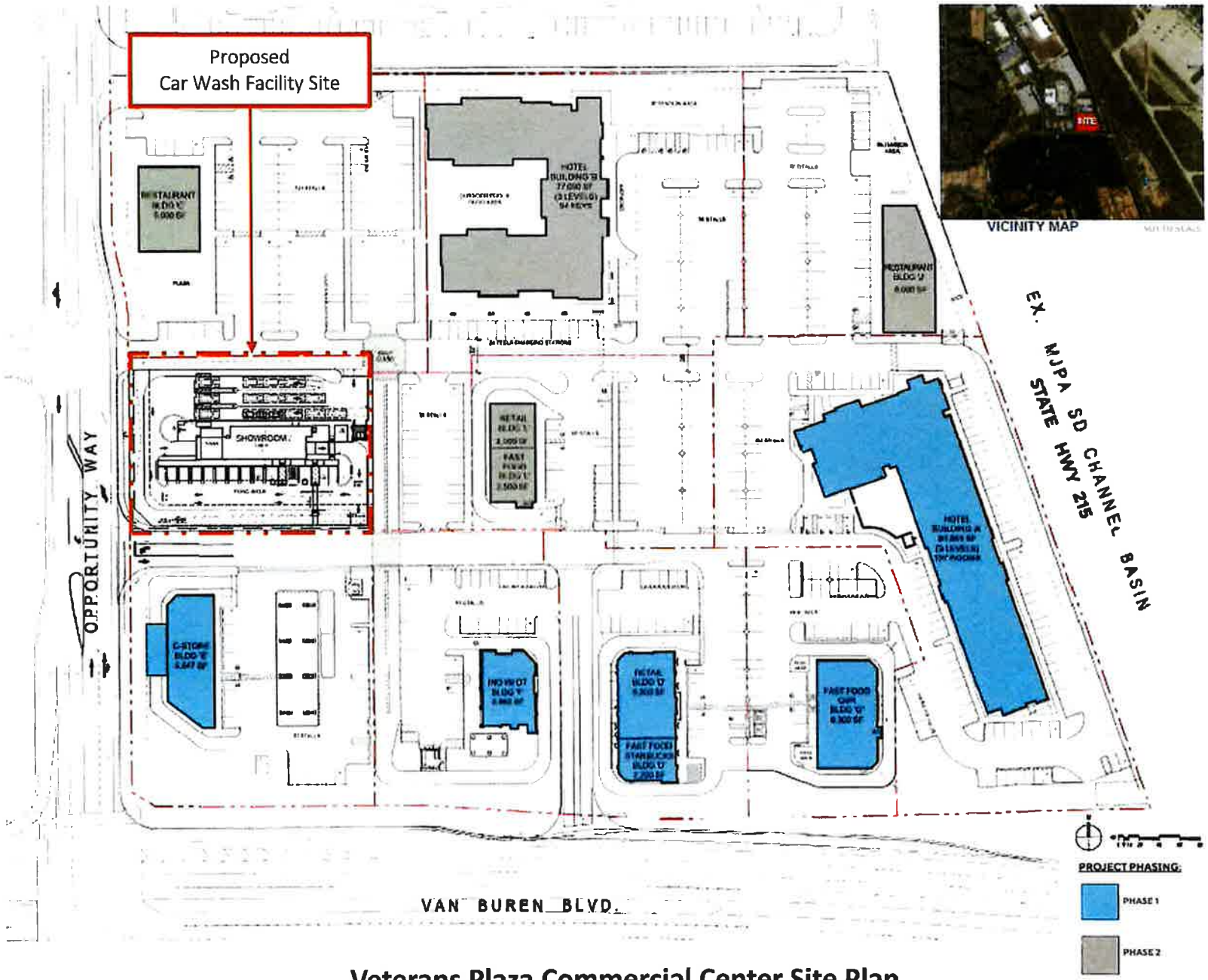
Sincerely,

Adam Corral
Vice President, Greens Development

ATTACHMENT 2

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Veterans Plaza Commercial Center Site Plan



Veterans Plaza Commercial Center Site Plan

ATTACHMENT 3

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Proposed Car Wash Site Plan

Stantec

Quick Quack CAR WASH

OVERALL SITE PLAN

QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

A100

PLAN PREPARER

BUILDING INFORMATION

PARKING ANALYSIS

ATTACHMENT 4

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Traffic Consistency Memorandum
December 17, 2021

Kimley»Horn

MEMORANDUM

To: Adam Corral, Greens Group Inc.

From: Tim Chan, P.E.

Date: December 17, 2021

Subject: Meridian Unit 4, Lot 4 Traffic Consistency Update

Kimley-Horn has prepared this letter to provide an assessment of the proposed Unit 4, Lot 4 development's consistency with applicable traffic planning documents. In accordance with Meridian Specific Plan Amendment (SPA) Mitigation Monitoring and Reporting Program[1] Measure B-3, traffic volumes should be monitored periodically to assure that the transportation infrastructure provides sufficient capacity.

The southern portion of Unit 4, Lot 4 (U4-4) has completed development of retail components including fast-food, coffee/donut shop, quality restaurant, a gas station, a motel, and general retail space. The proposed project modifies the previously approved site plan to include an assortment of retail, restaurant, and commercial uses on the northern portion of the site. This northern portion is currently vacant. A site plan is provided as an attachment. U4-4 falls within Planning Region C, Planning Area 7 of the Meridian SPA, and is zoned as Commercial. The proposed development would be consistent with allowed uses in its zoning.

The proposed project site plan includes a new driveway on Opportunity Way at Sysco Way, which is currently a three-legged unsignalized intersection. The driveway would provide full access to the site.

A traffic study update was prepared in August 2013 for the Meridian Business Park[2] that concluded current traffic volumes are below the approved trip generation rate and no changes to the traffic analysis for the undeveloped and unoccupied lots have been identified. Thus, no update to the traffic study prepared for the Meridian SPA was required.

As another method of monitoring traffic volumes, a log is kept with each new development to ensure trip estimates stay within the allocated trip thresholds for each Planning Region and

---

[1] Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report, July 2010, Volume 1, Table XI-1

[2] Letter Memorandum dated August 12, 2013, from Kimley-Horn and Associates, Re: Meridian Business Park Traffic Study Update

Planning Area within the Meridian SPA. The current status of the traffic monitoring spreadsheet is provided as an attachment. As shown in the traffic monitoring spreadsheet, Planning Region C, Area 7 was allocated 16,164 external average daily trips (ADT). The Purchase Sale Agreement (PSA) for U4-4 allows for up to 9,468 external ADT. The PSA trip allocation was developed after analysis to confirm that the remaining three lots in the planning area would have adequate external trip allowance remaining for a reasonable development to occur. Within this planning area, all lots have been approved for development (Unit 4, Lots 3, 5, 6, and 7; and Lot 4 previously). Therefore, the allowed trips under the PSA accurately represents consistency with the planning area thresholds.

A trip generation analysis has been prepared for the proposed U4-4 site to determine the daily passenger car trips. Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). There have been more recent versions of the ITE Trip Generation Manual released since preparation of the Meridian SPA. A comparison of current trip generation rates for the uses associated with the proposed project is shown in **Table 1** below.

Table 1. Trip Generation Rate Comparison

Land Use Category	Meridian SPA Trip Rate (ITE 8th Edition)	Current Trip Rate (ITE 11th Edition)
Motel	5.63 per rm	3.35 per rm
Specialty Retail Center[1]	44.32 per ksf	44.32 per ksf
Coffee/Donut Shop with Drive-through	818.58 per ksf	533.57 per ksf
Quality Restaurant[2]	89.95 per ksf	83.84 per ksf
High-Turnover (Sit-down) Restaurant	127.15 per ksf	107.20 per ksf
Gasoline Station with Convenience Market and Car Wash[3]	152.84 per fueling position	257.13 per fueling position
Fast-Food Restaurant with Drive-through	496.12 per ksf	467.48 per ksf

Note:

1. Specialty Retail Center is not included in the ITE 11th Edition; ITE 9th Edition is used for evaluation and comparison to remain consistent with original SPA assumptions.
2. Quality Restaurant has been renamed to Fine Dining Restaurant in ITE 11th Edition
3. Gasoline Station with Convenience Market and Car Wash land use has been modified in the ITE 11th Edition based on square footage of the convenience store. For this site, the convenience store is assumed to be in the 4-5.5k square-feet category. This new land use in the 11th Edition is the Convenience Store/Gas Station (LU 945).

The rates stayed the same or reduced with the updated trip generation manual projections except for the gasoline station with convenience market. A comparison between the Meridian SPA rates and current trip generation rates shows that, overall, the Meridian SPA are more conservative and were therefore carried forward into this consistency evaluation. The trip generation calculations for both rates are included as Attachments to this letter.

The Meridian SPA did not account for pass-by trips to the commercial site as the details of the site were not available at the time. The proposed project includes fast-food restaurant, coffee-shop with drive-through, and gas station uses that typically experience significant pass-by trips. For instance, the Institute of Transportation Engineers Trip Generation Handbook, 3rd Edition indicates a pass-by rate of 62% for a gasoline/service station with convenience market during the morning peak hour, and a 56% pass-by rate during the evening peak hour. Similarly, a fast-food restaurant with drive-through window is anticipated to have a pass-by rate of 49% and 50% for the morning and evening peak hours, respectively. Nevertheless, based on City of Riverside and County of Riverside guidelines, a maximum 25% pass-by reduction to the external trip generation for these uses is allowed. Pass-by patterns for vehicles traveling on Van Buren Boulevard and destined for locations within the Meridian SPA would be part of the Meridian SPA calculations (internal capture) and no additional credits would be taken. However, a 10% to 25% pass-by trip reduction was applied to account for vehicles traveling on Van Buren Boulevard that are not associated with Meridian SPA traffic. This reduction was applied to coffee/donut shops, fast-food restaurant, high turn-over restaurant, and gas station uses only, and is documented in the attached trip generation table.

As discussed on page IV-57 of the SEIR, other land uses within the overall Meridian development are expected to "capture" 13 percent of daily passenger car trips. This internal capture was applied to the trip generation after pass-by trips were accounted for.

With the pass-by rates and 13% internal capture rates applied, U4-4 is expected to generate a total of 9,036 new external ADT. A comparison of the external ADT for the proposed retail development with the PSA allowance is displayed on **Table 2**.

Table 2. Proposed Site Consistency Evaluation

	External ADT
Purchase Sale Agreement Allowance	**9,468**
Proposed Site Change (north portion) • Motel: 77,000 sf (94 room) • High-Turnover Restaurant: 5,000 sf • High-Turnover Restaurant: 4,070 sf • High-Turnover Restaurant: 6,000 sf • Specialty Retail Center: 2,000 sf • Fast-Food Restaurant w/ D. T.: 2,500 sf	
Previously Approved Site – No Change (south portion) • Motel: 81,723 sf (157 room) • Coffee/ Donut Shop w/ D. T.: 2,200 sf • Specialty Retail Center: 5,300 sf • Gasoline Station w/ Convenience Market and Car Wash (16 fueling stations): 3,600 sf • High-Turnover Restaurant: 3,800 sf • Fast-Food Restaurant w/ D. T.: 3,880 sf • Fast-Food Restaurant w/ D. T.: 2,500 sf	9,036

In conclusion, the proposed development is considered consistent with the traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

This finding of consistency is also applicable to evaluations related to vehicle miles travelled (VMT). The project does not change the original vision of the site within the overall Specific Plan that was approved. Additionally, the proposed land uses are predominately local-serving retail uses, which do not increase VMT. The project would not significantly change VMT in the region and would be considered to have a less than significant effect.

Significant changes to the site plan or land uses that are not consistent with the assumptions evaluated in this memorandum should be required to prepare an updated traffic consistency memorandum to check the site remains consistent with its PSA and planning area thresholds.

Please feel free to contact me if you have any questions.

Sincerely,

Tim Chan, P.E.

Attachments:

- Meridian SPA Land Use Plan
- Proposed Site Plan
- Trip Generation Calculations (Meridian SPA / ITE 11th Generation Trip Rates)
- Meridian SPA Traffic Monitoring Spreadsheet (Existing)
- Meridian SPA Traffic Monitoring Spreadsheet (With Project)
- Excerpt from Appendix G of the Traffic Impact Study for the Meridian SPA

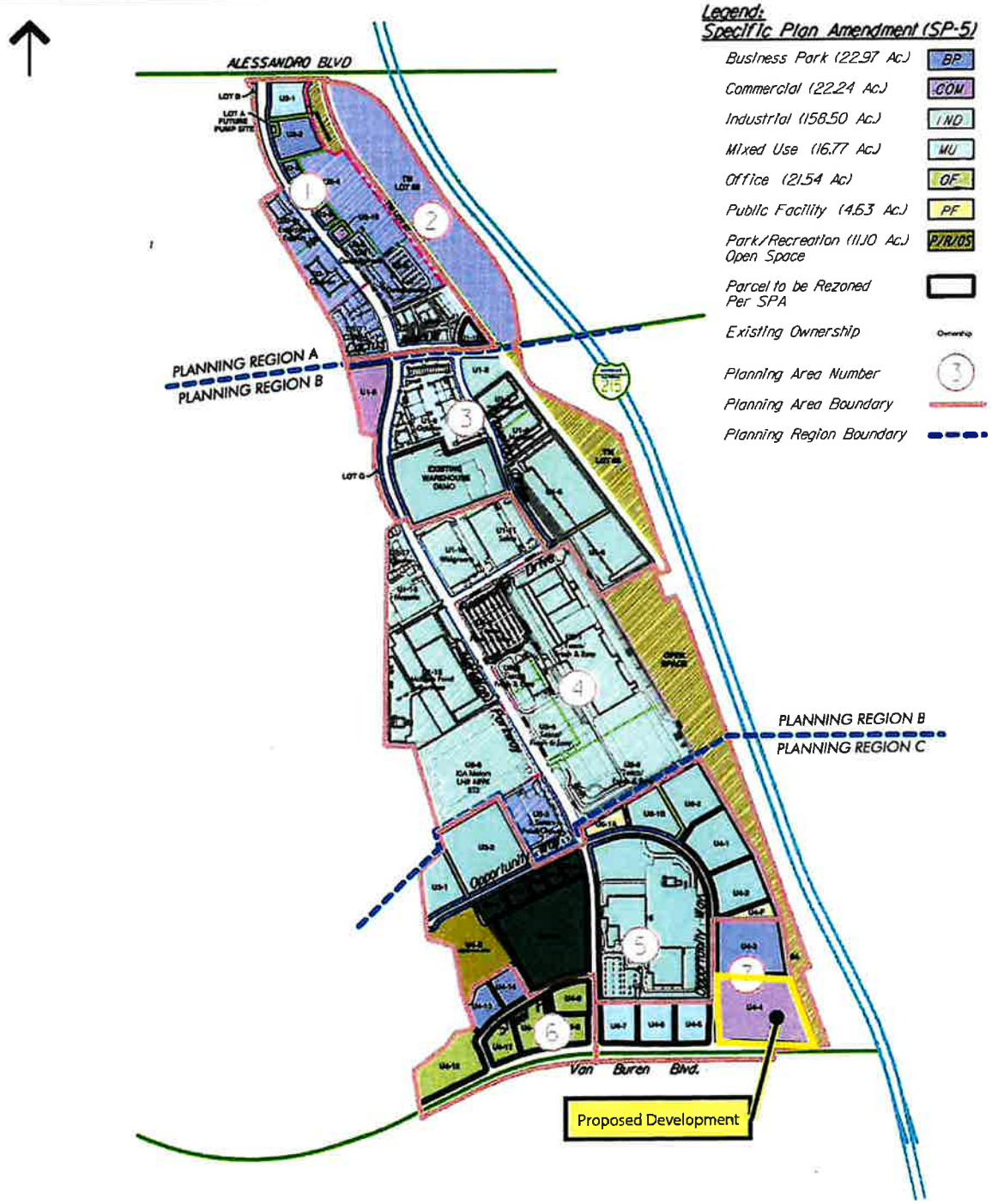


Figure 1

LOT AND PROPERTY OWNER



VICINITY MAP NOT TO SCALE

PROJECT DATA

PROJECT DESCRIPTION

SUBMISSION FOR SUBSTANTIAL CONFORMANCE FOR CUP NO. 16-01 AND PLOT PLAN NO. 16-02. THE PROPOSED PROJECT INCLUDES A RETAIL CENTER WITH TWO (2) STORY HOTELS, THREE RETAIL BUILDINGS, THREE RESTAURANTS, TWO FAST FOOD, ONE PICK-UP WINDOW PAD AND A GAS STATION W/C-STORE WITH CAR WASH. THE PROJECT WILL BE BUILT IN PHASES AS SHOWN ON THE SITE PLAN.

PROJECT ADDRESS

VACANT LAND (RIVERSIDE COUNTY - MARCH JPA) AT THE CORNER OF VAN BUREN BLVD. AND OPPORTUNITY WAY

PARCEL AREA:	14.41 AC (627,699.60 SF)
OWNER:	GREENS INV II, LLC 8815 RESEARCH DRIVE IRVINE, CA 92618 949.829.4900 CONTACT: ATMAN KADAKIA
APPLICANT:	GREENS INV II, LLC 8815 RESEARCH DRIVE IRVINE, CA 92618 949.829.4900
APPLICANTS REPRESENTATIVE:	AO ARCHITECTURE 144 NORTH ORANGE STREET ORANGE, CA 92866 714.639.9860 CONTACT: SAMMY SALUDO 714.639.9860
APN:	294-070-044, 045, 046, 047, 048, 049, 050
LEGAL DESCRIPTION:	POR LOT 4, TRACT MAP 30857-4; TRACT MAP 27116-1 COUNTY OF RIVERSIDE STATE OF CALIFORNIA
ZONING:	COMMERCIAL
OCCUPANCY:	HOTEL: GROUP A2 & R1 FOOD: GROUP A2 BUSINESS: GROUP B GAS & RETAIL: GROUP M
CONSTRUCTION TYPE:	VA OR VB
TOTAL GROSS SITE AREA:	627,699 SF (14.41 ACRES)
TOTAL BLDG. AREA:	204,300 SF
MAX ALLOWABLE F.A.R.:	35%
SITE F.A.R.	32.3%

AREA & PARKING SUMMARY:

BUILDING	AREA (SF)	USE	PARKING RATIO	NO. REQD. SPACES
BUILDING 'A'	111,861	BUSINESS HOTEL (117 RM)	1.25 PER RM.	196
BUILDING 'B'	77,000	BUSINESS HOTEL (94 KEYS)	1.25 PER RM.	117
BUILDING 'C'	5,000	RESTAURANT	8/1000	
BUILDING 'D'	2,200	FAST FOOD - STARBUCKS	8/1000	17
BUILDING 'D'	5,300	RETAIL	3.5/1000	18
BUILDING 'E'	5,547	C-STORE W/ CARWASH	3.5/1000	19
BUILDING 'F'	3,680	FAST FOOD - IN 'N' OUT	8/1000	31
BUILDING 'G'	6,300	FAST FOOD - QSR	8/1000	50
BUILDING 'J'	6,000	RESTAURANT	8/1000	
BUILDING 'K'	4,070	RESTAURANT	8/1000	32
BUILDING 'I'	2,900	RETAIL	3.5/1000	
BUILDING 'L'	2,500	FAST FOOD W/DRIVE THRU	8/1000	
TOTAL:	201,658		TOTAL REQUIRED:	5

	REQUIRED	PROVIDED
TOTAL PARKING:	598	703
SITE OVER PARKED 8 *	*	1
BICYCLE PARKING (MIN. 5 PER BUILDING):	30	
ADA PARKING (1 SPACE PER 25 OF TOTAL 598 VISITOR PARKING):	24	
EV (ELECTRIC VEHICLE CHARGING *	36	
CAV (CLEAN AIR/VANPOOL VEHICLE PARKING (8% OF REQUIRED)**	48	

*EV - ELECTRIC VEHICLE CHARGING STATION (6% OF TOTAL PER 2016 CAL-GREEN SECTION AND TABLE 5.106.5.3.3
**CAV - CLEAN AIR / VANPOOL (8% MIN. REQ'D. PER 2016 CAL-GREEN SETION AND TABLE 5.106.5.2)

UTILITY PURVEYORS:

WATER	WESTERN MUNICIPLE WATER DISTRICT	951-789-5000
SEWER	WESTERN MUNICIPLE WATER DISTRICT	951-789-5000
GAS	SOUTHERN CALIFORNIA GAS COMPANY	909-335-7829
ELECTRIC	SOUTHERN CALIFORNIA EDISON	800-990-7788
TELEPHONE	FRONTIER COMMUNICATIONS	800-584-3384

LANDSCAPE SETBACKS:

FRONT YARD (VAN BUREN BLVD)	20 FT
SIDE YARD STREET	15 FT
INTERIOR SID YARD	5 FT
REAR YARD	10 FT

BUILDING SETBACKS:

FRONT YARD (VAN BUREN BLVD)	25 FT
SIDE YARD STREET	15 FT
INTERIOR SID YARD	0 FT
REAR YARD	10 FT

PROJECT PHASING:

PHASE 1

PHASE 2

SITE PLAN KEYNOTES:

1. MONUMENT SIGN SIGN
2. PARK OF BICYCLE PARKING SPACES PER CAL GREEN SECTION 5.106.4
3. PREFERENTIAL PARKING SPACES FOR CLEAN AIR / VANPOOL VEHICLE
4. PRIOR TO OCCUPANCY, TENANT(S) ARE REQUIRED TO SUBMIT A TOP-O REVIEW AND LANDSCAPE IRRIGATION PLAN PER T-10
5. MAXIMUM 6 SQUARE FEET SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN
6. 12 INCH CONCRETE STEP OUTS AT PARKING ADJACENT TO LANDSCAPE ISLANDS, TYPICAL
7. STOP SIGN AT POINT OF EGRESS TO PUBLIC STREETS
8. EV - ELECTRIC VEHICLE PARKING SPACE WITH PROVIDED CHARGING STATION

GREENS VETERANS PLAZA March Joint Powers Authority

SUBSTANTIAL CONFORMANCE
Site Plan

AO Architecture Design Relationships

01

Lot # 4-4	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Meridian SPA Trip Rate	ADT
Building A (Constructed)	14.41	Commercial	Motel (157 room)	12.6%	81,723	5.63	884
Building B		Commercial	Motel (94 room)	11.9%	77,000	5.63	529
Building C		Commercial	High-Turnover (Sit-down) Restaurant	0.8%	5,000	127.15	636
			Pass-by Trips (10%)				*(64)*
Building D (Constructed)		Commercial	Coffee/Donut Shop w/ D.T	0.3%	2,200	818.58	1,801
			Pass-by Trips (25%)				*(450)*
		Commercial	Specialty Retail Center	0.8%	5,300	44.32	235
Building E (Constructed)		Commercial	Gasoline Station w/ Convenience Market and Car Wash (16 fueling stations)	0.7%	4,500	152.84	2,445
			Pass-by Trips (25%)				*(611)*
Building F (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.6%	3,880	496.12	1,925
			Pass-by Trips (25%)				*(481)*
Building G (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	496.12	1,240
			Pass-by Trips (25%)				*(310)*
		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	3,800	127.15	483
			Pass-by Trips (10%)				*(48)*
Building J		Commercial	High-Turnover (Sit-down) Restaurant	0.9%	6,000	127.15	763
			Pass-by Trips (10%)				*(76)*
Building K		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	4,070	127.15	518
			Pass-by Trips (10%)				*(52)*
Building L		Commercial	Specialty Retail Center	0.3%	2,000	44.32	89
		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	496.12	1,240
			Pass-by Trips (25%)				*(310)*
Total Trips Generated					**200,473**		**12,788**
Total Pass-by Trips							**(2,402)**
Total New Site Trips							**10,386**
North Campus Internal Capture (13%)							**(1,350)**
Total New External Trips							**9,036**
Purchase Sale Agreement Allowance							*9,468*
Within Allowance?							*YES*

Lot # 4-4	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	ITE 11th Gen Trip Rate	ADT
Building A (Constructed)	14.41	Commercial	Motel (157 room)	12.6%	81,723	3.35	526
Building B		Commercial	Motel (94 room)	11.9%	77,000	3.35	315
Building C		Commercial	High-Turnover (Sit-down) Restaurant	0.8%	5,000	107.2	536
			Pass-by Trips (10%)				*(54)*
Building D (Constructed)		Commercial	Coffee/Donut Shop w/ D.T	0.3%	2,200	533.57	1,174
			Pass-by Trips (25%)				*(294)*
		Commercial	Specialty Retail Center	0.8%	5,300	44.32	235
Building E (Constructed)		Commercial	Gasoline Station w/ Convenience Market and Car Wash (16 fueling stations)	0.7%	4,500	257.13	4,114
			Pass-by Trips (25%)				*(1,029)*
Building F (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.6%	3,880	467.48	1,814
			Pass-by Trips (25%)				*(454)*
Building G (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	467.48	1,169
			Pass-by Trips (25%)				*(292)*
		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	3,800	107.2	407
			Pass-by Trips (10%)				*(41)*
Building J		Commercial	High-Turnover (Sit-down) Restaurant	0.9%	6,000	107.2	643
			Pass-by Trips (10%)				*(64)*
Building K		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	4,070	107.2	436
			Pass-by Trips (10%)				*(44)*
Building L		Commercial	Specialty Retail Center	0.3%	2,000	44.32	89
		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	467.48	1,169
			Pass-by Trips (25%)				*(292)*
Total Trips Generated					**200,473**		**12,627**
Total Pass-by Trips							**(2,564)**
Total New Site Trips							**10,063**
North Campus Internal Capture (13%)							**(1,308)**
Total New External Trips							**8,755**
Purchase Sale Agreement Allowance							*9,468*
Within Allowance?							*YES*

Meridian SPA Traffic Monitoring Spreadsheet
Existing

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCEs
	U2-2	BP				
	U2-3	BP		1529	0	50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	1,846	-	
			Planning Area Allowance:	7,333	-	
			Remaining Trips:	5,487	-	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	2,618	836	
			Planning Area Allowance:	8,303	1,836	
			Remaining Trips:	5,685	1,000	
			Planning Region C			
5	U3-1	IND			65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	5,947	1,342	
			Planning Area Allowance:	6,080	1,760	
			Remaining Trips:	133	418	
6	U4-8	OF		5713		32,628 sf office, 6,584 sf retail: 5,937 sf restaurant/café. & 116,892 sf business park
	U4-9	OF				
	U4-10	OF		60	30*	
	U4-11	OF				
	U4-12	OF		1051	0	Reserved 88,000 sf Office
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	6,824	-	
			Planning Area Allowance:	7,539	294	
			Remaining Trips:	715	294	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM				
	U4-5	MU		3886		167,960 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		1053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	6,524	-	
			Planning Area Allowance:	16,164	-	
			Remaining Trips:	9,640	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	21,346	3,128	*Truck trips from U2-1, U4-3, and U4-5/6/7 are included in Grand Total for Truck Trips
			Planning Area Allowance:	45,419	3,890	
			Remaining Trips:	24,073	762	

Meridian SPA Traffic Monitoring Spreadsheet
With Proposed Unit 4 Lot 4

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCEs
	U2-2	BP				
	U2-3	BP		1529	0	50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	1,846	-	
			Planning Area Allowance:	7,333	-	
			Remaining Trips:	5,487	-	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	2,618	836	
			Planning Area Allowance:	8,303	1,836	
			Remaining Trips:	5,685	1,000	
			Planning Region C			
5	U3-1	IND		288	65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	5,947	1,342	
			Planning Area Allowance:	6,080	1,760	
			Remaining Trips:	133	418	
6	U4-8	OF		5713		32,628 sf office, 6,584 sf retail; 5,937 sf restaurant/café, & 116,892 sf business park
	U4-9	OF				
	U4-10	OF				
	U4-11	OF		60	30*	
	U4-12	OF		1051	0	Reserved 88,000 sf Office
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	6,824	-	
			Planning Area Allowance:	7,539	294	
			Remaining Trips:	715	294	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9036	0	**Retail - variety**
	U4-5	MU		3886		162,660 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		1053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	15,560	-	
			Planning Area Allowance:	16,164	-	
			Remaining Trips:	604	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	30,382	3,577	*Truck trips from U2-1, U4-3, U4-4/5/6/7, and U4-8/9/10/11 are included in Grand Total for Truck Trips
			Planning Area Allowance:	45,419	3,890	
			Remaining Trips:	15,037	313	

Meridian *North Campus* March 31, 2010

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak Hour				PM Peak Hour				Trip Rate	Truck ADT
										Trip ADT	In Out Ratio	In	Out	Total	Trip ADT	In Out Ratio	In	Out	Total	
	Unit 1																		
1	1-1	6.00	Mixed Use	General Office Building	6.5%	78,000	Spec Office Dev VDA	11.01	66	14%	0.88	0.12	80	11	91	14%	86%	83%	0	0	90
1			Mixed Use	General Light Industrial	19.1%	27,120	Spec Showroom/VDA	1.6		13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	
1	1-2	3.23	Industrial	Warehousing	31.7%	44,600	Spec Dev VDA	5	223	5	0.79	0.21		5	25	25%	25%	75%	5	12	17	0.72	12
1	1-3	5.24	Industrial	High-Cube Warehouse	37.2%	85,000	Spec Dev Majestic (UC)	1.18	99	6%	0.65	0.35	4	2	6	7%	33%	67%	2	5	7	0.53	28
1	1-4	4.35	Industrial	High-Cube Warehouse	66.0%	125,000	Spec Dev Majestic (UC)	1.6	200	6%	0.65	0.35	8	4	13	7%	33%	67%	3	9	14	0.53	-
1	1-5	10.35	Industrial	Manufacturing	42.0%	299,127	LNR Planned	3.62	1,143	19%	0.78	0.22	170	48	218	19%	36%	64%	140	218	2.93	878
1	1-6	10.55	Industrial	Warehousing	45.0%	206,501	LNR Planned	1.58	735	8%	0.79	0.21	49	13	62	9%	25%	75%	17	49	66	0.72	149
1	1-7	5.61	Business Park	General Light Industrial	37.0%	108,535	Spec Dev Clifford (built)	0.97	-	13%	0.88	0.12	87	12	99	14%	12%	88%	12	91	104	2.51	50
1	1-8	5.85	Commercial	Business Hotel	35.0%	89,169	Planned retail (127 room hotel)	7.27	923	8%	0.59	0.41	43	30	74	9%	60%	40%	47	31	79	0	-
1	1-8a		Commercial	Fast-Food Restaurant w/ D.T	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	149	7%	53%	49%	53	49	102	0	-
1	1-8b		Commercial	Fast-Food Restaurant w/ D.T	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	149	7%	53%	49%	53	49	102	0	-
1	1-8c		Commercial	High Turn over (sit down) Restaur	3.1%	8,000	8K restaurant	127.15	1,017	9%	0.52	0.48	48	44	92	9%	59%	41%	53	37	89	0	-
1	1-8d		Commercial	Specialty Retail Center	3.9%	5,000	Retail	44.32	222	0%	0.00	0.00	-	-	0	6%	44%	56%	6	8	14	0	-
1	1-9	17.14	Mixed Use	General Light Industrial	26.0%	200,482	Spec Dev Operon (built)	4.46	1,295	13%	0.88	0.12	150	21	171	14%	12%	88%	22	159	180	2.51	145
1	1-9a		Mixed Use	General Office Building	3.4%	25,296	Spec Dev Operon (built)	11.01	279	13%	0.88	0.12	35	5	39	14%	17%	83%	4	31	35	0	-
1	1-9b		Mixed Use	General Office Building	2.0%	15,275	Spec Dev Operon (built)	11.01	168	13%	0.88	0.12	21	3	24	14%	17%	83%	4	23	27	0	-
1	1-10	1.05	Industrial	General Light Industrial	45.0%	20,582	Combined with DRMO	0.97	140	13%	0.88	0.12	17	2	19	14%	12%	88%	2	18	20	2.51	52
1	1-DRMO	16.53	Industrial	General Light Industrial	42.0%	302,420	Redeveloped DRMO	6.97	2,108	13%	0.88	0.12	245	33	278	14%	12%	88%	35	248	283	2.51	759
1	1-11	8.80	Industrial	General Light Industrial	45.0%	160,000		4.36	942	13%	0.88	0.12	109	15	124	14%	12%	88%	16	110	131	2.51	330
1	1-15	29.41	Industrial	Warehousing	21.8%	380,036	McLane Foodservices (built)	2.4	672	8%	0.79	0.21	45	12	57	9%	25%	75%	15	48	63	0.72	29
1	1-15 R		Industrial	Warehousing	0.9%	11,800	Truck Maint. McLane	4.06	58	8%	0.79	0.21	4	1	5	9%	25%	75%	1	4	5	0.72	-
1	1-16	5.83	Industrial	Warehousing	42.8%	105,000	Spec Dev Majestic (built)	5	525	8%	0.79	0.21	35	9	44	9%	25%	75%	12	35	47	0.72	15
1	1-17	3.03	Industrial	General Light Industrial	35.4%	46,784	Spec Dev Yacum	6.97	211	13%	0.88	0.12	37	5	42	14%	12%	88%	5	39	44	2.51	26
1	1-18	10.81	Industrial	High-Cube Warehouse	45.7%	215,000	Walgreens (built)	1.01	217	6%	0.65	0.35	9	5	14	7%	33%	67%	5	10	15	0.53	8
1	1-19	1.0	Mixed Use	Specialty Retail Center	30.0%	13,068		44.32	579	0%	0.00	0.00	-	-	0	6%	44%	56%	16	20	35	0	-
1	Lot G	1.30	Business Park	General Light Industrial	45.0%			0	-	13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	-
	Subtotal	194.88	Total SF			2,508,818																	
		57.81							16,235				705	428	1,791				485	1,312	1,796		2,537
	Unit 2																				
1	2-1	3.77	Mixed Use	Specialty Retail Center	6.3%	7,500	Projected	44.32	335	0%	0.00	0.00	-	-	0	6%	44%	56%	9	11	20	0	-
	2-1		Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	818.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
	2-1		Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2,000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
	2-1		Mixed Use	General Office Building	22.0%	36,129	Projected	ln(T)=0.77ln(x)+3.65	809	ln(y)=0.80ln(x)+1.55	0.88	0.12	73	10	83	E=1.12x+78.81	17%	83%	20	99	119		
1	2-2	4.45	Business Park	General Office Building	35.0%	67,645	Retail & Office	ln(T)=0.77ln(x)+3.65	990	ln(y)=0.80ln(x)+1.55	0.88	0.12	121	17	138	E=1.12x+78.81	17%	83%	26	129	155	0	-
1	2-3	0.92	Business Park	General Office Building	35.0%	14,026	Office	ln(T)=0.77ln(x)+3.65	294	ln(y)=0.80ln(x)+1.55	0.88	0.12	34	5	39	E=1.12x+78.81	17%	83%	16	78	95	0	-
1	2-4	14.47	Business Park	Light Rail Transit Station w/ Parki	0.0%		Metrolink Station(1200 spots)		230				84	17	101				26	103	129	0	-
1	2-5	2.82	Business Park	General Office Building	0.0%	-	Spec Dev Koll (parking only)	11.01	-	13%	0.88	0.12	-	-	0	14%	17%	83%	-	-	-	0	-
1	2-6	8.54	Business Park	General Office Building	42.7%	158,000	Spec Dev Koll	11.01	1,739	13%	0.88	0.12	217	30	247	14%	17%	83%	30	153	183	0	9
1	2-7	6.57	Business Park	General Office Building	38.4%	110,000	Spec Dev Operon	11.01	1,211	13%	0.88	0.12	150	20	171	14%	17%	83%	20	106	126	0	6
1	2-8	4.95	Business Park	General Office Building	18.6%	40,000	BTS Dev Enterprise	9	360	13%	0.88	0.12	45	6	51	14%	17%	83%	7	35	42	0	2
1	2-9	0.85	Commercial	Specialty Retail Center	24.6%	9,108	Office	44.32	404	0%	0.00	0.00	-	-	0	6%	44%	56%	11	14	25	0	-
			Commercial	Coffee/Donut Shop w/o D.T	5.2%	1,925	Projected Retail	841.48	1,620	14%	0.51	0.49	115	111	226	5%	50%	50%	39	39	78		
1	2-10	0.70	Commercial	Specialty Retail Center	23.4%	7,135	Office	44.32	316	0%	0.00	0.00	-	-	0	6%	44%	56%	9	11	19	0	-
			Commercial	Bread/Donut/Bagel Shop w/o D.T	6.6%	2,000	Projected Retail	523.17	1,046	13%	0.47	0.53	66	74	140	9%	53%	53%	28	28	56		
3	2-11	2.97	Public Facility	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot A	0.23	Public Facility	Business Park	0.0%	-	Pump Site	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot B	0.58	Public Facility	Business Park	0.0%	-	Projected	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	Subtotal	61.62	Total SF			458,659																	
		11.58							11,599				989	435	1,490				320	947	1,270		16
	Unit 5																				
2	5-1 to 5-5	86.30	Industrial	Warehousing	50.0%	1,921,428	Tesco Fresh & Easy (built)	1.56	10,023	8%	0.79	0.21	415	217	632	9%	25%	75%	87	612	709	0.72	2,196
2			Industrial	Warehousing	0.0%	-	Tesco Expansion		-	8%	0.79	0.21	-	-	0	9%	24%	76%	-	-	-	0.72	-
2	5-6	23.81	Industrial	High-Cube Warehouse	47.1%	489,000	LNR BTS (Kia) (Built)	1.58	1,233	6%	0.65	0.35	32	17	50	7%	33%	67%	18	37	55	0.53	17
	Subtotal	112.1	Total SF			2,410,428																	
									11,256				447	234	681				115	649	764		2,381
	Unit 3																				
2	3-1	5.00	Industrial	Warehousing	45.0%	98,010	Ridge Spec	3.56	349	8%	0.79	0.21	23	6	29	9%	25%	75%	8	24	31	0.72	71
2	3-2	13.53	Industrial	Warehousing	45.0%	265,215	Ridge Spec	1.58	944	8%	0.79	0.21	63	17	80	9%	25%	75%	21	64	85	0.72	191
2	3-3	10.27	Business Park	Manufacturing	21.3%	95,270	2 Sisters Food Group (UC)	4.87	-	19%	0.78	0.22	73	21	93	19%	36%	64%	14	80	93	2.93	-
2			Business Park	Manufacturing	18.8%	84,230	2 Sisters Food Group Expansion	3.82	-	19%	0.78	0.22	57	16	74	19%	36%	64%	28	47	74	2.93	-
2	3-4	2.00	Industrial	Warehousing	45.0%	39,204	Projected	3.56	140	8%	0.79	0.21	9	2	12	9%	25%	75%	3	9	13	0.72	28
2	3-5	1.65	Industrial	Warehousing	45.0%	32,343	Projected	3.56	115	8%	0.79	0.21	8	2	10	9%	25%	75%	3	8	10	0.72	23
2	3-6	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	5	7	0.72	17
2	3-7	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	5	7	0.72	17
2	3-8	1.35	Industrial	Warehousing	45.0%	26,463	Projected	3.56	94	8%	0.79	0.21	6	2	8	9%	25%	75%	2	6	8	0.72	19
	Subtotal	36.1	Total SF			680,604																	
									2,679				250	69	319				101	229	329		389
	Unit 6																				
2	6-1a	2.12	Public Facility	Business Park	16.2%	15,000	Detention Basin		50	8%	0.30	0.70	1	3	4	30%	70%	30%	4	2	5	0	20
	6-1b	4.82	Industrial	Warehousing	32.0%	67,150		3.56	239	8%	0.79	0.21	16	4	20	9%	25%	75%	5	16	21	0.72	48
2	6-2	6.90	Industrial	Manufacturing	42.0%	126,295	Will Planned Industrial	3.82	482	19%	0.78	0.22	72	20	92	19%	36%	64%	33	59	92	2.93	370
	Unit 4																				
3	4-1	7.23	Industrial	High Cube Warehouse	45.0%	141,722	Projected	1.44	204	8%	0.65	0.35	8	4	12	7%	33%	67%	5	9	14	0.53	75
3	4-2	6.30	Industrial	Warehousing	45.0%	123,483	Projected	3.56	440	8%	0.79	0.21	29	8	37	9%	25%	75%	10	30	40	0.72	89
3	4-3	9.00	Business Park	General Office Building	35.0%	190,935	Projected	ln(T)=0.77ln(x)+3.65	1,832	ln(y)=0.80ln(x)+1.55	0.88	0.12	229	31	261	E=1.12x+78.81	17%	83%	42	206	248	0	-
3	4-4	14.94	Commercial	Business Hotel	1.2%	46,000	60 Room hotel	7.27	435	8%	0.59	0.41	21	14	35	9%	60%	40%	22	15	37	0	-
3			Commercial	Business Hotel	3.9%	105,000	90 room hotel	7.27	654	8%	0.59	0.41	31	21	52	9%	60%	40%	33	22	56	0	-
3			Commercial	Quality Restaurant	1.2%	8,000	8K restaurant	89.95	720	0%	0.00	0.00	-	-	0	8%	67%	33%	40	20	60	0	-
3			Commercial	Gasoline Station w/ Convenience Market		-	12 fueling station	162.78	1,953	6%	0.50	0.50	61	61	122	8%	50%	50%	80	80	161	0	-
3			Commercial	Fast-Food Restaurant w/ D.T	0.5%	3,000	3.0 K fast food	496.12	1,488	10%	0.51	0.49	76	73	149	7%	52%	48%	53	49	102	0	-
3			Commercial	Specialty Retail Center	6.5%	38,500	Retail	44.32	1,706	0%	0.00	0.00	-	-	0	6%	44%	56%	46	58	104	0	-
3	4-5	3.83	Mixed Use	Specialty Retail Center	6.0%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	818.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2,000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
3			Mixed Use	General Office Building	22.4%	37,000	Projected	ln(T)=0.77ln(x)+3.65	820	ln(y)=0.80ln(x)+1.55	0.88	0.12	75	10	85	E=1.12x+78.81	17%	83%	20	100	120		
3	4-6	4.20	Mixed Use	Specialty Retail Center	5.5%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.0%	1,900	Projected	818.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.0%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.1%	42,262	Projected	ln(T)=0.77ln(x)+3.65	687	ln(y)=0.80ln(x)+1.55	0.88	0.12	83	11	94	E=1.12x+78.81	17%	83%	21	105	126		
3	4-7	4.00	Mixed Use	Specialty Retail Center	5.7%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.1%	1,900	Projected	818.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.1%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.0%	40,000	Projected	ln(T)=0.77ln(x)+3.65	859	ln(y)=0.80ln(x)+1.55	0.88	0.12	79	11	90	E=1.12x+78.81	17%	83%	21	103	124		
3	4-8	3.45	Office	General Office Building	32.5%	48,083	Projected	ln(T)=0.77ln(x)+3.65	770	ln(y)=0.80ln(x)+1.55	0.88	0.12	93	13	106	E=1.12x+78.81	17%	83%	23	111	134	0	-
3	4-9	2.97	Office	General Office Building	32.5%	42,046	Projected	ln(T)=0.77ln(x)+3.65	685	ln(y)=0.80ln(x)+1.55	0.88	0.12	83	11	94	E=1.12x+78.81	17%	83%	21	104	126	0	-
3	4-10	4.31	Office	General Office Building	32.5%	61,017	Projected	ln(T)=0.77ln(x)+3.65	912	ln(y)=0.80ln(x)+1.55	0.88	0.12	111	15	126	E=1.12x+78.81	17%	83%	25	122	147	0	-
3	4-11	3.07	Office	Medical Office	32.0%	42,793	Projected	36.13	1,546	6%	0.79	0.21	78	21	98	10%	27%	73%	40	108	148	0	-
3	4-12	7.73	Office	Medical Office	32.0%	107,750	Projected	36.13	3,893	6%	0.79	0.21	195	52	246	10%	27%	73%	101	272	373	0	-
3	4-13	3.00	Business Park	General Light Industrial	42.0%	54,886	Projected	6.97	383	13%	0.88	0.12	44	6	50	14%	12%	88%	6	47	53	2.51	128
3	4-14	3.45	Business Park	General Light Industrial	42.0%	67,204	Projected	6.97	434	13%	0.88	0.12	50	7	57	14%	12%	88%	7	53	60	2.51	156
3	4-15	17.90	Industrial	High-Cube Warehouse	45.0%	350,876	Projected	1.44	505	6%	0.65	0.35	21	11	32	7%	33%	67%	12	24	35	0.53	166
3	4-16	45.00	Industrial	Warehousing	43.0%	842,886	Projected	3.56	3,001	9%	0.79	0.21	200	53	253	9%	25%	75%	67	202	270	0.72	607

Land use is subject to change and should not be expected to be developed as shown here

Meridian — *North Campus* — March 31, 2010

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak Hour: % of ADT	AM Peak Hour: In Out Ratio	AM Peak Hour: In	AM Peak Hour: Out	AM Peak Hour: Total	PM Peak Hour: % of ADT	PM Peak Hour: In Out Ratio	PM Peak Hour: In	PM Peak Hour: Out	PM Peak Hour: Total	Trip Rate	Truck ADT
3	4-E	11.10	Park/Recreation/Open :	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	4-F	1.7	Public Facility				Pump Station																
	Subtotal	167.9	Total SF			2,882,377			32,131			2,691	883	2,974				955	2,143	3,099		1,668
					SPA only	3,842,377																
	Unit 7 (TM Lot 68)																					
1	TM 68	33.8	Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
	Subtotal	33.8	Total SF			-			-													
	Other																					
2	TM 64	7.00	Park/Recreation/Open	Utilities	0.0%			0.2	-	0%	0.00	0.00	-	-	0	0%	0%	0%	-	-	-	0	-
3	Detention Basin	34.10	Park/Recreation/Open	Space																			
3	TM 66	13.40	Park/Recreation/Open	Space																			
									-			-	-	-				-	-	-		-
	Gr. Total	511.5 ACRES				6,868,595 SF																7,812
					SPA only	[illegible]																7,607
																						14,619
																						TRUCK ADT

Proposed (total)	73,491
Proposed (external)	64,644
Permitted (external)	44566
Net Increase	13,978

Proposed (total)	5,145	2,647	7,264
Proposed (external)	4,495	1,780	6,286
Permitted (external)	3,567	1,015	4,599
Net Increase	977	779	1,687

Proposed (total)	1,969	5,278	7,269
Proposed (external)	1,793	4,556	6,359
Permitted (external)	1,276	3,085	5,141
Net Increase	4221	1469	5,727

Land uses are subject to change and should not be expected to be developed as shown here

ATTACHMENT 5

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Notice of Exemption
Substantial Conformance Determination 23-01

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF EXEMPTION

TO:	FROM:
☐ Office of Planning and Research P. O. Box 304 Sacramento, CA 95812-3044 ☐ Clerk of the Board of Supervisors Or ☒ **County Clerk:** County of: Riverside County Clerk's Office 2720 Gateway Drive Riverside, CA 92502-0751	**Public Agency/Lead Agency:** March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: 951 656-7000

1.	**Project Title:**	Substantial Conformance Determination for a Car Wash Use Within the Commercial Zoning District in the Meridian Specific Plan (SP-5, A5) Area
2.	**Project Applicant:**	Greens Group, Greens Inv. 11, LLC
3.	**Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):**	The Commercial Zoning District is located within the southeastern portion of the North Campus of the Meridian Specific Plan Area, specifically on the northeast corner of Van Buren Boulevard and Opportunity Way. The Commercial Zoning District is bounded by a Business Park Zoning District to the north; the MJPA controlled south detention basin (Parks/Recreation/Open Space Zoning District) to the east, Van Buren Boulevard to the south, and Opportunity Way to the west, in the County of Riverside, City of Riverside, CA.
4.	(a) **Project Location – City:**	Riverside
	(b) **Project Location – County:**	Riverside
5.	**Description of nature, purpose, and beneficiaries of Project:**	The Applicant has requested a use interpretation is due to a specific use, an express car wash, which seeks to develop on the site area immediately north of the existing Gas Station/Convenience Store, within the Commercial Zoning District, Meridian Specific Plan (SP-5, A5) Area, located at the northeast corner of Opportunity Way and Van Buren Boulevard.
7.	**Name of Public Agency approving project:**	March Joint Powers Authority
8.	**Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the**	Greens Group, Greens Inv. 11, LLC

	Public Agency as part of the activity:		
9.	**Exempt status: (check one)**		
	(a) ☐	Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b) ☒	**Not a project.**	
	(c) ☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(d) ☐	Categorical Exemption. State type and class number:	
	(e) ☐	Declared Emergency.	
	(f) ☐	Statutory Exemption. State Code section number:	
	(g) ☐	Other. Explanation:	
10.	**Reason why project was exempt:**		Findings - Under State CEQA Guidelines Section 15061 (b)(3): Under State CEQA Guidelines Section 15061. Review for Exemption, (b) A Project is exempt from CEQA if, (3), "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The Planning Director finds that the proposed modifications allow a Car Wash to proceed to the March Joint Powers Authority for review of a Plot Plan, Conditional Use Permit and Initial Study through a public hearing process. This determination does not prejudice the Joint Powers Commission, rather it simply allows the use to be treated as other similar uses and allows a full environmental review to occur when the proposal is ripe for environmental review. Pursuant to CEQA, staff will file a Notice of Exemption with the Riverside County Clerk's Office.
11.	**Lead Agency Contact Person:**		Jeffrey M. Smith, AICP Principal Planner
	Telephone:		(951) 656-7000
12.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
13.	**Has a Notice of Exemption been filed by the public agency approving the project?** ☒ Yes ☐ No		
14.	**Was a public hearing held by the lead agency to consider the exemption?** ☐ Yes ☒ No If yes, the date of the public hearing was: N/A		

Signature: Jeffrey M. Smith, AICP **Date:** July 17, 2023 **Title:** Principal Planner

☒ **Signed by Lead Agency** ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10 (1)

Meeting Date: September 11, 2024

Action: **CONSIDER THE FOLLOWING ACTIONS AS THEY PERTAIN TO GREENS INV 11, LLC REQUEST INVOLVING A 3,596 SQUARE FOOT, AUTOMATED CAR WASH FACILITY, LOCATED WITHIN THE VETERANS PLAZA COMMERCIAL CENTER, LOCATED AT THE SOUTHEAST CORNER OF OPPORTUNITY WAY AND SYSCO WAY, NORTH OF VAN BUREN BOULEVARD, RIVERSIDE, CALIFORNIA: 1) ADOPT RESOLUTION JPA 24-24, FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162 AND APPROVING A CONDITIONAL USE PERMIT CUP 22-03, SUBJECT TO CONDITONS OF APPROVAL FOR THE DEVELOPMENT OF THE VETERANS PLAZA CAR WASH PROJECT; AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution JPA 24-24, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving a Conditional Use Permit CUP 22-03, subject to Conditions of Approval for the development of the Veterans Plaza Car Wash Project; and

2) Direct staff to file a Notice of Determination pursuant to the March JPA local CEQA guidelines.

Applicant: Greens INV 11, LLC

Background:
Veterans Plaza Commercial Center Project (Veterans Plaza) consists of a commercial/service center within the North Campus of the Meridian Specific Plan Area, specifically at the northeast corner of Van Buren Boulevard and Opportunity Way. Veterans Plaza, proposed to be developed in two phases, consists of a 14.4-acre site that will be used for a mix of commercial uses, including hotels, convenience store, gas station, fast food, restaurants, dining, and retail

uses. The total building area on-site is approximately 219,695 square feet and includes 606 parking spaces.

On April 12, 2017 the March Joint Powers Commission adopted Resolution #JPA 17-03, approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), allowing for the subdivision of the project site pursuant to the Subdivision Map Act, into ten (10) lots, each with a lot of area of 30,000 sq. ft. minimum, and Variance (V16-01) for the development of a Commercial Center and Construction of Ten Buildings on Unit 4, Lot 4 within the Meridian Specific Plan (SP-5). The Commission also adopted Resolution #JPA 17-04 adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment. Finally, the Commission held the public hearing and first reading on Ordinance #JPA 17-01 to modify the Meridian Specific Plan (SP-5) to allow hotels in the B2 airport compatibility zone, subject to conditional use permit approval, consistent with current Riverside County Airport Land Use Commission (ALUC) restrictions.

On April 26, 2017, the Commission held a public hearing and second reading, and approved Ordinance #JPA 17-01.

On four occasions, November 29, 2018, September 19, 2019, February 3, 2021, and July 14, 2022, the Planning Director for the March Joint Power Authority, approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- change in project phasing,
- changes in building square footages and building locations,
- elimination of one driveway entry along Opportunity Way,
- minor modifications to the approved building elevations.
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking

The changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017. It should be noted that the approved changes/modifications allowed the developer flexibility and to meet market demands and potential tenant requests.

Proposed Project:

On December 20, 2022, Greens INV 11, LLC (the "Applicant"), submitted an application to develop a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre (47,045 sq. ft.) vacant site, within the Veterans Plaza. Specifically, the Veterans Plaza Car Wash Project (VPCWP) project site is located at the southeast intersection of Sysco Way and Opportunity Way.

On February 21, 2023, the Applicant asked Staff to review/consider a Determination of Substantial Conformance confirming that car washes were conditionally permitted uses within the Commercial Land Use District of the Meridian North Specific Plan. Currently, car wash uses are not expressly identified as a permitted use on the Meridian North Specific Plan Land

Use Table (Table III-1), within the Commercial Land Use District. However, the March JPA's Development Code, not only lists a car wash as a specific use, but is listed as a permitted use, if the use is more than 300 feet away from a residential zone or require a Conditional Use Permit if the use is less than 300 feet away from a residential zone. While the proposed Project is within the Meridian Specific Plan Area, Staff reviewed the Applicant's request and supporting documentation, along with the Development Code and Specific Plan, and on July 17, 2023, the Planning Director determined that the Car Wash use functions as a support use for the approximate 15,000 employees within the surrounding area of the Meridian Specific Plan Development Area. The use is similar to and no more objectionable than other permitted and conditionally permitted uses identified within the Meridian Specific Plan and the March JPA Development Code, as depicted within the Tables in this determination. Accordingly, the Planning Director confirmed that the proposed Project could be processed as a Conditional Use Permit approval. As an informational item, the Planning Director's determination is included as Attachment 3 to this Staff Report.

On June 5, 2023, MJPA Staff introduced the proposed Project to the March Joint Powers Authority Technical Advisory Committee. During this meeting, the TAC asked that the building's color scheme be revised to complement the other building colors within Vets Plaza. Since then, the Applicant has revised the building's color scheme.

On September 9, 2024, MJPA Staff provided an update on the proposed Project to the March Joint Powers Authority Technical Advisory Committee.



Figure 1: Vicinity Map

The proposed project consists of a Conditional Use Permit, as summarized below.

Conditional Use Permit (CUP 22-03):

The proposed CUP would allow for the development of a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre vacant site. The primary entrance to the car wash facility is oriented off of the Sysco Way/Opportunity Drive-drive aisle, leading into three stacking lanes, which will accommodate up to 16 cars. Customers will pay for service at the pay station and

then proceed to the car wash tunnel, approximately 108 feet in length, and remain in their car during the car wash cycle.

Upon exiting the carwash tunnel, customers will have the option of exiting the facility entirely or moving their vehicle to a covered vacuum/detailing area, with parking stalls which will accommodate up to 8 cars. The car wash facility will also include 2 onsite parking stalls and 2 ADA parking stalls, along with 6 bicycle parking spaces, one trash enclosure, landscaping, and associated paving. The building is single-story with varying building heights and a tower feature, with a maximum height is 29 feet. The building will also include a vending machine sales area, office, employee lounge, restroom and equipment room. The occupant load is approximately 928 square feet.

The project has been designed in accordance with the Meridian North Specific Plan (SP-5) Development Standards. At this time, the Applicant is in negotiations, to lease the facility to the Quick Quack Car Wash Company. The car wash facility will have up to four employees, working in two shifts, depending on demand.

Compliance with Meridian Specific Plan Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Minimum Site Area	30,000 sq. ft.	47,045 sq. ft. (1.08 acres)
Minimum Site Width	100'	236'
Minimum Site Depth	100'	200.5'
Building Area:	N/A	3,596 sq. ft.
Floor Area Ratio (Max):	0.35	0.08%
Minimum Setbacks:	Front: 25' Interior Side: 0' Street Side: 15' Rear: 10'	Front: 20' Interior Side: 0' Street Side: 20' Rear: 0'
Maximum Building Height:	50'	29'
Landscaping Required:	20%	16.8% (8,359 sq. ft.)
Parking:	-	12 spaces

Project Design:

The proposed Project has been designed to be architecturally compatible with surrounding development and the aesthetic character of the area. The proposed Project would be consistent with the Specific Plan Development Standards and guidelines to ensure visual compatibility. The Development Standards include site area, lot dimensions, building height, building setbacks, landscaping, and parking requirements.

The proposed Project would convert an existing, undeveloped site to an automated car wash facility with parking, circulation, and landscaping. Since the surrounding area is currently developed with primarily commercial, industrial, mixed use and business park uses, the proposed Project would add to the existing developed visual character of the site and surrounding vicinity.

The operation of the proposed use would complement the existing uses around the Project site and thus would not substantially degrade the existing visual character or quality of the Meridian Specific Plan Area.

A Traffic Consistency Memorandum has been submitted for the site and reviewed by March JPA's traffic engineering consultant VRPA. The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the SEIR.

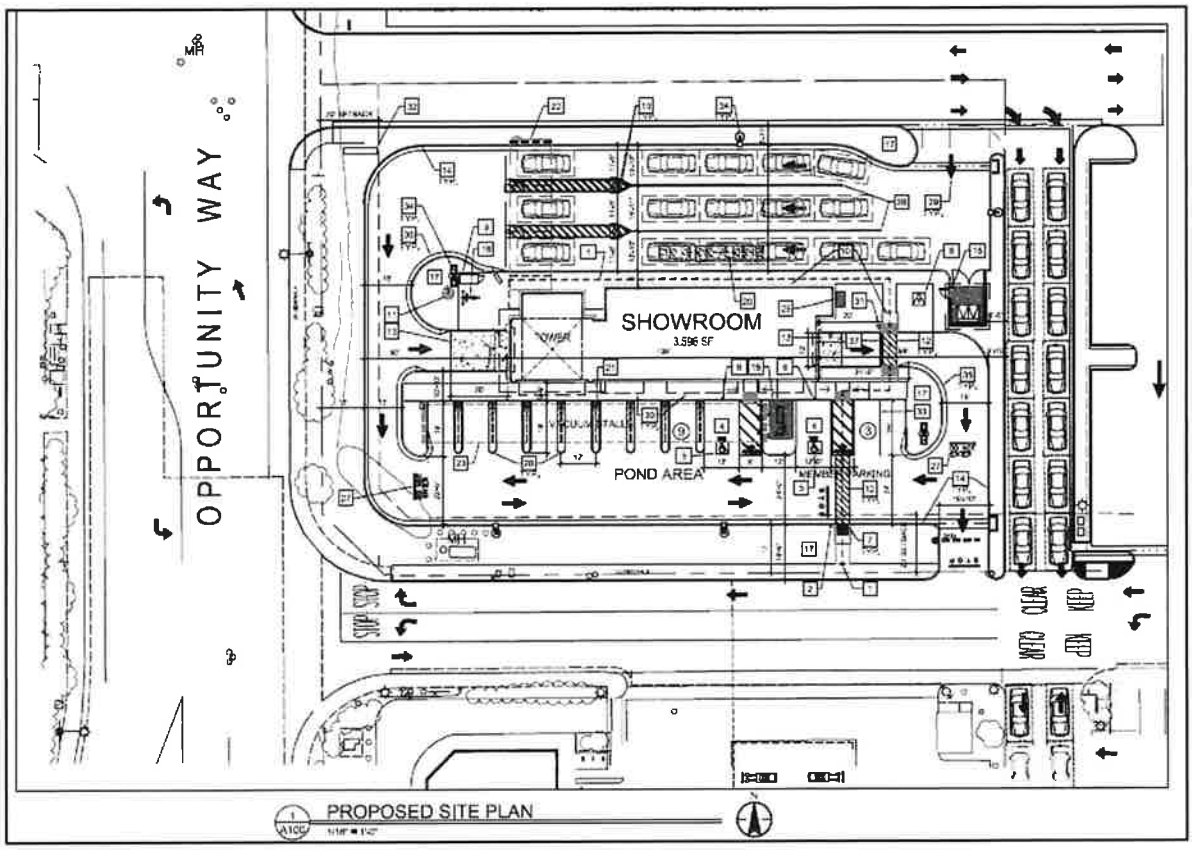


Figure 2: Site Plan

The following table is a summary of the proposed project associated with the Project Site Plan above:

Project Data	
Site Area	47,045 sq. ft. 1.08 acres
Building Area: **Car Wash Building**	3,596 sq. ft.
Parking Provided	Standard Parking: 2 Parking Spaces ADA Parking (Vans): 2 Parking Spaces Vacuum Area Parking: 8 Parking Spaces Bike Parking: 6 Spaces

The proposed building height, setbacks, parking, and landscape requirements are consistent with the Specific Plan Development Standards. Employee parking, carpool, and bicycle parking spaces provided on the proposed site plan (Figure 2: Site Plan) meet the parking standards required for Commercial uses.

Architecture/Color Palette:
The proposed commercial building architectural design would be a smooth honed/split faced, concrete masonry unit building including glass, reveals, metal roof and metal shading devices, score lines, bands of color, and other architectural design elements to create visual interest. The concrete masonry unit walls will feature the primary color of Placer Creek Burnished. In addition, other main building colors include Softer Tan (secondary field color) and Torchlight (base color) with accents of Dark Auburn (accent color) and Snowbound (accent color) with clear tempered glass features and anodized aluminum mullions. "Caramel Mountain" colored cultured stone, will be included along the base of the building.

Site Landscaping:
Landscaping would occur along the edges of the building to soften the look of the building. Landscaping shall incorporate native and drought tolerant vegetation with low irrigation requirements, and irrigation systems shall employ control systems and be designed to conserve water. A mix of Hearts of Gold Eastern Redbud, and Muskogee Crape Myrtle trees, along with accent shrubs, vines and groundcover including, but not limited to, Century Plant, Little John Weeping Bottlebrush, Rockrose, Red Yucca, Purple Trailing Lantana, Compact Texas Sage, Pink Muhly Grass, Bright Star Soft Leaf Yucca, Dwarf Southern Magnolia, Gold Lantana, Trailing Myoporum, and Trailing Rosemary, will be used be on the project site perimeter and along the edges of the building to soften the look of the building itself. Landscaping shall conform to the standards and requirements of the Specific Plan Landscape Development Standards.

Exterior Lighting:
Given the proximity to the airport, all on-site lighting provides fully shielded fixtures (no light emitted above horizon), LED lighting, with an intensity below 2,700 Kelvin. high pressure or low-pressure sodium lighting, maximum 750 watts, maximum fixture height of 20' above finished grade, and maximum lighting of 0.5 candle/foot^2 at the property line. Another option would be to provide LED lighting, with an intensity below 2,700 Kelvin. Accordingly, all exterior lighting complies with the exterior lighting requirements of the March JPA Development Code.

Signage:
All development signage is required to be consistent with the March Business Center Design Guidelines and the Veterans Plaza Sign Program, including building signage and freestanding signage. This is a separate application and review which has not been submitted at this time but is required to be approved by March JPA staff prior to the issuance of signage permits.

Building Height:
The maximum building height within the Commercial zoning district is 50'. The maximum building height for the proposed project is 29'.



Figure 3: Building Elevations

March JPA General Plan Consistency

In 1993, the federal government mandated the realignment of March Air Force Base (MAFB) and a substantial reduction in its military use. In April 1996, MAFB was re-designated to an Air Reserve Base (ARB). Approximately 6,500-acres of land that had historically supported MAFB was no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and the County of Riverside formed the March Joint Powers Authority (MJPA) to oversee the dispensation and management of the surplus land. A General Plan and Master Environmental Impact Report were prepared and adopted/certified in 1999 for the MJPA planning area.

March ARB/IP Airport Land Use Plan:

The March ARB/Inland Port Airport Land Use Compatibility Plan (ALUCP) was prepared for and adopted by the Riverside County Airport Land Use Commission (RCALUC) on November 13, 2014. The purpose of the March ARB/Inland Port ALUCP is to promote compatibility between March ARB/Inland Port and the land uses that surround the joint-use airport. The March ARB/Inland Port ALUCP regulates future development of new residential dwellings, commercial structures, and other noise or risk-sensitive uses within the Airport Influence Area based on factors enumerated in the ALUCP, including but not limited to noise, overflight, safety, and airspace protection.

Regarding the Project site, it is located within compatibility Zones B2 and C1 (Map MA 1, Mead & Hunt 2014). The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B2 and C1(children's schools, day care centers, hospitals, nursing homes, libraries, places of assembly, highly noise-sensitive outdoor nonresidential uses and hazards to flight).

The project proposes to construct a 3,596 square foot drive-thru Car Wash Building, which includes 3,596 square feet of retail area and 16-stack vehicles, accommodating a total occupancy of 55 people, resulting in an average intensity of 60 people per acre, which is consistent with the

Compatibility Zone C1 average intensity criterion of 100 people per acre. There is no development proposed within Zone B2.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 3,596 square feet of retail area, and 16-stack vehicles, resulting in a single acre occupancy of 55 people, is consistent with the Compatibility Zone C1 single acre criterion of 250. There is no development proposed within Zone B2.

On June 13, 2024, the Riverside County Airport Land Use Commission (RCALUC) determined that the Conditional Use Permit for the proposed Car Wash Facility Project is CONSISTENT with the 2014 March ARB/IP Airport Compatibility Plan. The RCALUC Commission approved conditions are incorporated into the March Joint Powers Commission's Conditions of Approval for the Project and included in Exhibit "B", Resolution #JPA 24-24.

California Environmental Quality Act Compliance:

CEQA and the State Guidelines for Implementing CEQA ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies: (1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities; (2) Identify the ways that environmental damage can be avoided or significantly reduced; (3) Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The March Business Center Specific Plan North Campus Subsequent EIR was prepared to inform decision makers, and the public of the potential significant environmental effects associated with the 257.7-acre portion March Business Center Specific Plan Amendment Project (inclusive of the proposed Project site). The purpose of the Subsequent EIR was to focus the discussion on those potential effects on the environment which the lead agency determined may be significant. In addition, feasible mitigation measures were recommended, when applicable, would reduce significant environmental impacts or avoid significant environmental impacts. On July 21, 2010, the March Joint Powers Commission considered and adopted findings, approved a Mitigation Monitoring and Reporting Plan, certifying the March Business Center Specific Plan North Campus Subsequent EIR. (SCH# 2009071069) (Resolution #JPA 10-20)

Addendum to the Certified Subsequent EIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents". An Addendum to the Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment, was prepared for the Veterans Plaza Commercial Center Project, which tiered off the previous environmental analysis from the Master EIR and Subsequent EIR. The analysis concluded that the Veterans Plaza Commercial Project would not result in any new significant environmental

impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 Subsequent EIR. In addition, the Veterans Plaza Commercial Center Project would not result in additional impacts and would not require additional mitigation measures. On April 12, 2017, the March Joint Powers Commission considered and adopted Resolution #JPA 17-04, adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment.

The Current Proposal for a Car Wash Project

The proposed Veterans Plaza Car Wash Project, helps to implement the Meridian Business Park Specific Plan and the Veterans Plaza Commercial Center Project. The proposed Project is consistent with the scope of the development program evaluated in the Addendum to the Certified Subsequent EIR and consistent with the land use designations and development intensities associated with the March Joint Powers Authority previously approved Veterans Plaza Commercial Center Project and permitted by the Meridian Business Park Specific Plan Amendment (SP-5, A5). Thus, the Veterans Plaza Car Wash Project is within the scope of the development program evaluated in the Addendum to the Certified Subsequent EIR and no subsequent environmental documentation is required pursuant to Section 15162 of the California Environmental Quality Act Guidelines. No further environmental review or additional mitigation measures are required.

Staff Recommendation:

Staff recommends that the March Joint Powers Commission take the following actions:

1) Adopt Resolution #JPA 24-24, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving a Conditional Use Permit CUP 22-03, subject to Conditions of Approval for the development of the Veterans Plaza Car Wash Project; and

2) Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Attachments:

1. Resolution JPA 24-24, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving a Conditional Use Permit CUP 22-03, subject to Conditions of Approval for the development of the Veterans Plaza Car Wash Project.
    - *Exhibit A:* *Conditional Use Permit (CUP 22-03)*
        - *Plan Set:*
          Site Plan, Floor & Roof Plans, Building Elevations, Color/Material Board, Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan
    - *Exhibit B:* *Conditions of Approval*
2. Notice of Determination.
3. Planning Director's July 17, 2024, Determination of Substantial Conformance

RESOLUTION # JPA 19-25

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY MAKING FINDINGS AND ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE MERIDIAN SPECIFIC PLAN AMENDMENT (SCH # 2009071069) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE DEVELOPMENT OF FIVE (5) BUILDINGS ON 7.12 ACRES WITHIN PLANNING AREA 6 OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the March JPA is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) ("CEQA") and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2003 the March JPA adopted the March Business Center Specific Plan and certified the March Business Center Specific Plan Final Environmental Impact Report ("FEIR") (SCH # 2002071089), to guide land use decisions within 1,290 acres of the March Air Reserve Base planning area; and

WHEREAS, in 2010 the March JPA certified the Subsequent Environmental Impact Report ("SEIR") for the Meridian Specific Plan Amendment (SP-5) (SCH # 2009071069), which implemented revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and land use designations; and

WHEREAS, MS Prime Six LLC c/o Silagi Development ("Applicant") proposes the development of 7.12 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5), including the development of five (5) buildings totaling approximately 91,987 square feet designed to accommodate a mixture of uses and to include the conditionally permitted business enterprise uses ("Project"); and

WHEREAS, General Plan Amendment (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), five Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05), Tentative Parcel Map (TPM 19-01) and Specific Plan Amendment No. 5, Amendment No. 5 (SPA 19-01, A5) collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) ("CEQA"); and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report ("EIR") has been certified or a Mitigated Negative Declaration ("MND") has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, attached hereto as Exhibit "A" and incorporated herein, March JPA staff evaluated the Proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162 by preparing an Initial Study (Exhibit "B") and accompanying technical reports (Exhibit "C") (Addendum, Initial Study and technical reports are collectively the "Addendum"); and

WHEREAS, the Initial Study indicated that all potential environmental impacts of the Project were fully analyzed and mitigated to the extent possible in the certified SEIR; and

WHEREAS, on the basis of the Initial Study, staff determined that an Addendum to the certified SEIR should therefore be prepared for the Project's proposed minor technical changes; and

WHEREAS, none of the circumstances specified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 have occurred and thus the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Project is not required by CEQA; and

WHEREAS, the Addendum, attached hereto as Exhibit "A" and incorporated herein, to the certified SEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the certified SEIR; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to making any decision on the Project.

The Commission finds that the FEIR, the SEIR, the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the FEIR, the SEIR, the Addendum, the Initial Study, and all related information presented to the Commission, the Commission finds that the Project necessitates only minor modifications to the certified SEIR. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to the SEIR is the appropriate document.

The Commission further finds that the preparation of a subsequent or supplemental EIR pursuant to State CEQA Guidelines section 15162 is not required for the proposed Project because the Project (including General Plan Amendment (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), five Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05), Tentative Parcel Map (TPM 19-01) and Specific Plan Amendment No. 5, Amendment No. 5 (SPA 19-01, A5):

(a) does not constitute a substantial change that will require major revisions of the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(b) does not constitute a substantial change with respect to the circumstances under which the Project is undertaken that will require major revisions of the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(c) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the SEIR was certified, that shows any of the following: (i) the Project will have one or more significant effects not discussed in the SEIR; (ii) significant effects previously examined will be substantially more severe than shown in the SEIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from those analyzed in the SEIR would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record, and having considered the SEIR and the FEIR and all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the certified SEIR and the Initial Study. The

Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission.

SECTION 5. Adoption of the Addendum to the Certified Subsequent Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 6. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 8. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 9. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2019.

Michael M. Vargas, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 19-25 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 13th day of November, 2019, by the following vote of the Commission:

AYES:	Gardner, Jeffries, Rogers, Thornton, Melendrez, Hewitt, Baca, Vargas
NOES:	None
ABSENT:	None
ABSTAIN:	None

Dated: November 13, 2019

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

Addendum

ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) SUBSEQUENT EIR

Final Program Environmental Impact Report (SCH No. 2009071069)

1 Introduction

This document is an Addendum to the Subsequent Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2009071069) for the Meridian Specific Plan Amendment (SP-5). The Subsequent EIR evaluated the potential environmental effects of implementing SP-5, which modified land uses in response to changes in market conditions since the certification of the 2003 March Business Center Final Focused EIR (SCH 2002071089), and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area. The Subsequent EIR was certified in July of 2010 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The proposed Project ("Project") will accomplish the following:

Approve General Plan Amendment (GPA 19-01), Specific Plan Amendment (SPA 19-01 A5), Plot Plan (PP 17-04 A1), and Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), (CUP 19-05), and Tentative Parcel Map (19-01) for the development of five buildings on Unit 4, Lot 12. The proposed Project would develop five concrete tilt-up buildings and would require a zone change for Unit 4, Lot 12 from Office (OF) to Mixed Use (MU). Through the approval of five separate Conditional Use Permits for Buildings 1-5 on Unit 4, Lot 12, each building would have the potential of operating as a Business Enterprise use among other permitted uses within the MU zone. Buildings 1 through 5 would have a maximum height of 34 feet. The Project also consists of a zone change for Unit 4, Lot 9 from OF to MU. In April 2019, the March JPA Planning Director approved a Determination of Substantial Conformance No. 1 for Plot Plan 17-05, which converted the two-story office building located on Unit 4, Lot 9 into 3 single-story office buildings. The development of three single-story office buildings were approved separately and is not included as a part of the proposed Project. However, the proposed zone change would allow for these 3 single-story office buildings to be constructed as approved and consistent with the requested MU zoning.

The following discussion further outlines the elements associated with proposed Project.

2 Project Proposal

The proposed Project is located on Unit 4, Lots 9 and 12 within the Meridian Specific Plan (SP-5). The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned OF in the Meridian SP-5. The Project Site is located north of Van Buren Boulevard, west of Economic Drive and to the east of Village West Drive (Unit 4, Lot 12) and north of Van Buren Boulevard, west of Meridian Parkway and east of Economic Drive (Unit 4, Lot 9).The proposed Project would develop five concrete tilt-up buildings with a combined square footage of 91,987 square feet (sf) on Unit 4, Lot 12 and rezone both Unit 4, Lot 9 and Unit 4, Lot 12 from Office (OF) to Mixed Use (MU).

General Plan Amendment (GPA 19-01): The General Plan Amendment (GPA 19-01) would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. Inclusive of the proposed Project and upon approval of GPA 19-01, the March JPA Planning Area would allow for 116.05 gross acres of land zoned as OF and 108.95 gross acres of land zoned as MU.

Specific Plan Amendment (SPA-19-01, Amendment 5): The Specific Plan Amendment (SP-5, Amendment 5) would allow for the zone change of approximately 10.10 acres from SP-5 OF to SP-5 MU. Approximately 2.98 acres would remain designated as SP-5 OF. The associated Specific Plan Amendment would require modifications to two figures in the Specific Plan; Figure II-3 would be revised to identify the General Plan land uses prior to the changes proposed by the project and Figure V-4 would be revised to identify the revised zoning resulting from the proposed Project.

Plot Plan (PP 17-04, Amendment 1): On November 17, 2017, the March Business Center Design Implementation Committee found Design Plan 17-04 consistent with the Meridian North Campus SP-5 EIR, the Meridian North Campus SP-5 Specific Plan, and the March Business Center Design Guidelines. This previously approved project was entitled for a two-story, approximately 74,922 square foot (sf) speculative office building on Unit 4, Lot 12 of the Meridian North Campus Specific Plan (SP-5). Today, the Applicant is proposing to amend the previously approved Design Plan by proposing the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12. The proposed project would provide 128 standard parking stalls and 97,467 sf of landscaping. The buildings are proposed to operate with an array of permitted uses, however the Applicant is seeking the approval of five (5) Conditional Use Permits to allow Buildings 1 through 5 to operate as a Business Enterprise use in the MU zone. Maximum building height proposed is 34 feet, which will required review/approval by the Federal Aviation Administration (FAA) and the Riverside County Airport Land Use Commission (ALUC).

Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05): In conjunction with the Plot Plan Amendment application (PP 17-04, A1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05) would

allow for Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.

Tentative Parcel Map (TPM 19-01): Tentative Parcel Map (TPM 19-01) would allow for the further subdivision of Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act.

The following figures provide a visual representation of the location of the Project and its proposed site plan.



Source: Google Earth, 2019

FIGURE 1: Project Vicinity
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

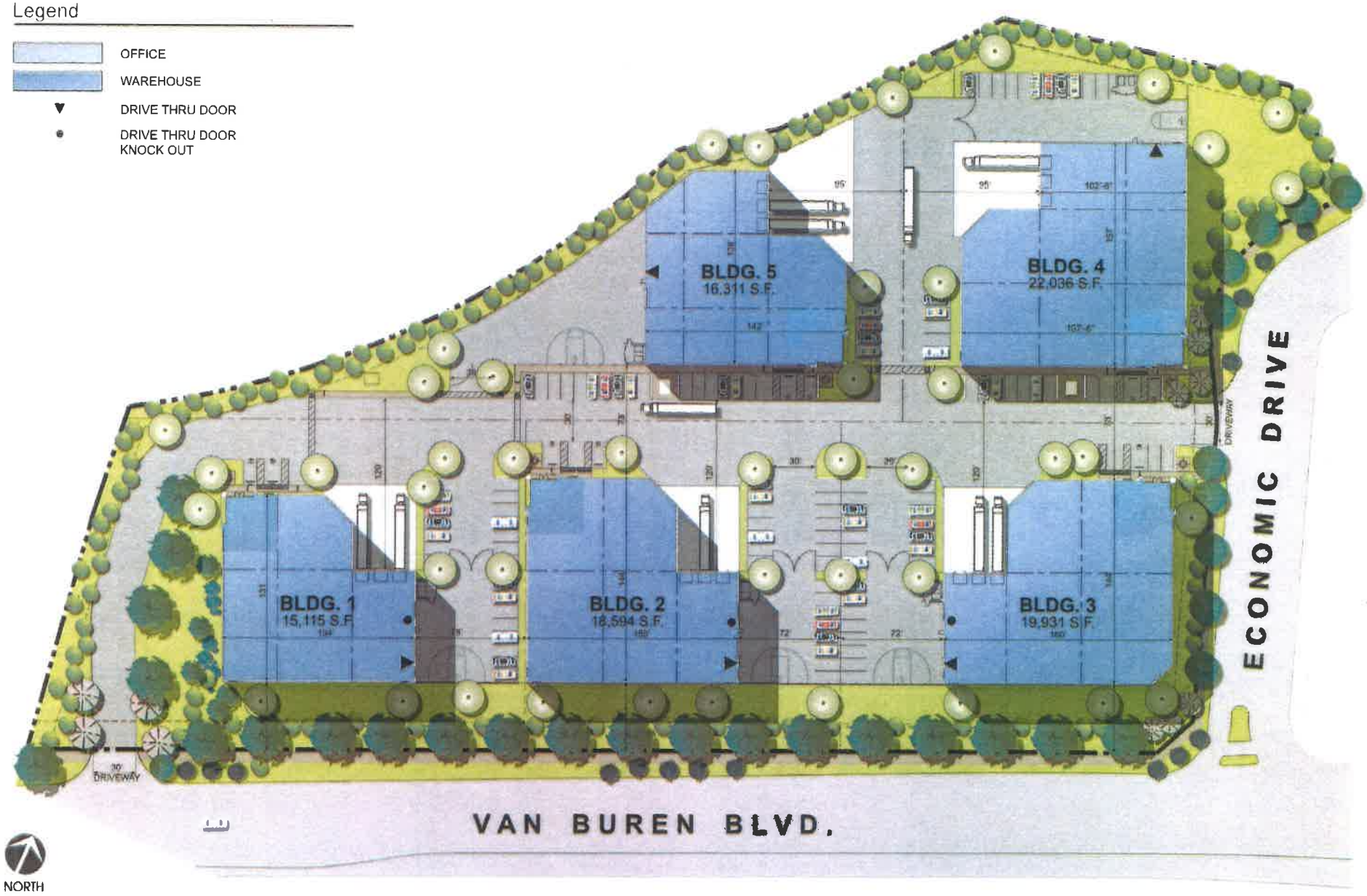


FIGURE 2: Meridian Unit 4, Lot 12
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

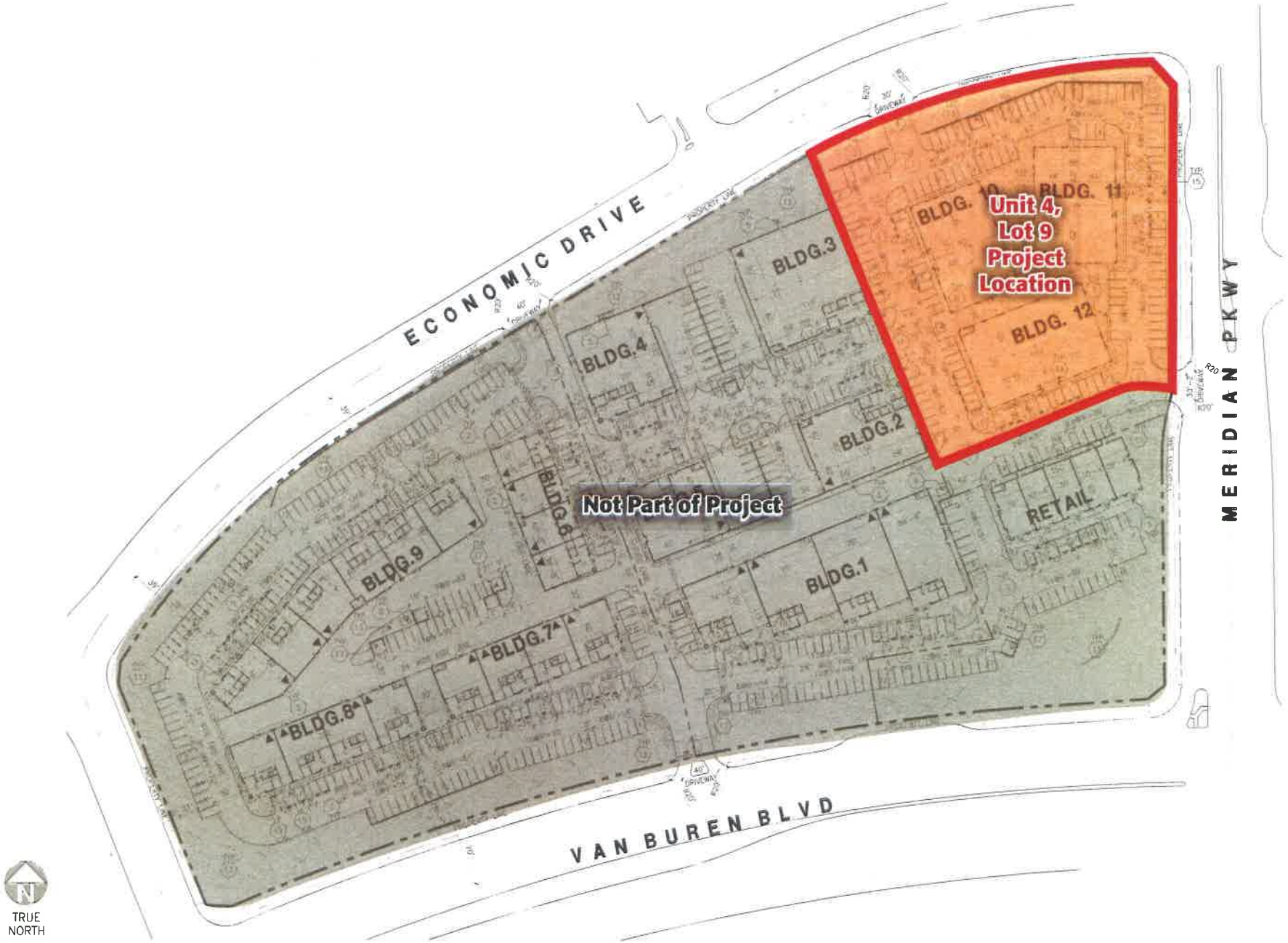


FIGURE 3: Meridian Unit 4, Lot 9
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn

The following **Table 1** illustrates the overall development of Unit 4, Lot 12, which would develop five concrete tilt-up buildings with a combined square footage of 91,987 sf on 7.12 acres. Specific details of the proposed Project are outlined in Table 1 below.

TABLE 1
UNIT 4, LOT 12 PROJECT SUMMARY

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 1, Lot 12	Mixed Use	2,000	13,115	15,115	19	25	41.5%
Building 2, Lot 12	Mixed Use	2,000	16,594	18,594	23	25	25.9%
Building 3, Lot 12	Mixed Use	2,000	17,931	19,931	24	27	30.6%
Building 4, Lot 12	Mixed Use	2,500	19,536	22,036	27	27	31.5%
Building 5, Lot 12	Mixed Use	2,000	14,311	16,311	20	24	25.0%

The following **Table 2** illustrates the overall development of Unit 4, Lot 9. As discussed above, Determination of Substantial Conformance No. 1 for Plot Plan 17-05 approved site development for Buildings 10, 11, and 12 on Unit 4, Lot 9. The requested zone change on Unit 4, Lot 9 from OF to MU would allow for Buildings 10, 11, and 12 to operate with uses permitted within the MU zone. The proposed zone change would allow for these buildings to be constructed as approved by Determination of Substantial Conformance No. 1 for Plot Plan 17-05 and consistent with the requested MU zoning. Buildings 10, 11, and 12 would have a combined square footage of 32,628 sf and would be located on 2.98 acres. Specific details of the proposed Project are outlined in Table 2 below.

TABLE 2
UNIT 4, LOT 9 PROJECT SUMMARY

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 10, Lot 9	Mixed Use	9,400	0	9,400	29	42	24.5%
Building 11, Lot 9	Mixed Use	10,708	0	10,708	33	46	
Building 12 Lot 9	Mixed Use	12,520	0	12,520	38	54	

As outlined in *CEQA Guidelines* Section 15163 and 15164, an Addendum to an EIR may be prepared for a project that has already been approved and when no additional significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. It has been determined that an Addendum is the appropriate level of documentation for approval of the proposed Project under CEQA.

3 Purpose of the Addendum

Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if some changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a Subsequent EIR have occurred (*CEQA Guidelines* Section 15164). Once an EIR has been certified, a subsequent or Subsequent EIR is only required when the Lead Agency determines that one of the following conditions has been met:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

   A. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   C. Mitigation measures or alternative previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or Subsequent EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). This Addendum has been prepared because the proposed (GPA 19-01), Specific Plan Amendment (SPA 19-01 A5), Plot Plan (PP 17-04 A1), and Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05), herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Subsequent EIR (SCH #2009071069).

The proposed Project does not require major revisions to the Subsequent EIR due to no new significant impacts or substantial increases in the severity of previously identified significant

impacts. The anticipated environmental impacts of the proposed Project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the previous Subsequent EIR prepared for the March Business Center Specific Plan Amendment certified in July 2010, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final Subsequent EIR and are applicable to the proposed Project are identified within this analysis.

Per *CEQA Guidelines* Section 15163(c) or (e), an Addendum need not be circulated for public review, but can be included in or attached to the Final EIR. Prior to approval of the proposed Project, March JPA will consider this Addendum together with the Final EIR when making a decision regarding the proposed Project.

4 Overview of Environmental Analysis

As mentioned in Section 1 of this Addendum, the Project will accomplish the following actions:

General Plan Amendment (GPA 19-01): The General Plan Amendment (GPA 19-01) would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. Inclusive of the proposed Project and upon approval of GPA 19-01, the March JPA Planning Area would allow for 116.05 gross acres of land zoned as OF and 108.95 gross acres of land zoned as MU.

Specific Plan Amendment (SPA-19-01, Amendment 5): The Specific Plan Amendment (SP-5, Amendment 5) would allow for the zone change of approximately 10.10 acres from SP-5 OF to SP-5 MU. Approximately 2.98 acres would remain designated as SP-5 OF. The associated Specific Plan Amendment would require modifications to two figures in the Specific Plan; Figure II-3 would be revised to identify the General Plan land uses prior to the changes proposed by the project and Figure V-4 would be revised to identify the revised zoning resulting from the proposed Project.

Plot Plan (PP 17-04, Amendment 1): Plot Plan (PP 17-04 A1) proposes to amend previously approved Plot Plan 17-04 to allow for the development of five buildings that are to be established in the Mixed Use designation of the Meridian Business Park.

Buildings 1 through 5 on Unit 4, Lot 12 would require a zone change to MU and would operate as Business Enterprise uses among other permitted uses upon approval of Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05) described below. The buildings would range from approximately 15,115 sf to 22,036 sf for a total of 91,987 sf with a maximum height of approximately 34 feet. Vehicular access would be provided off of Economic Drive and Van Buren Boulevard. The driveway located on Economic Drive would provide full access to the site. The driveway located on Van Buren Boulevard would provide right-in right-out access to Lot 12. The proposed Project would require 113 parking stalls and would provide a total of 128 parking stalls.

Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05): Conditional Use Permit (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04), and (CUP 19-05) would allow for Buildings 1 through 5 to operate as Business Enterprise uses within the MU zone. Upon approval of General Plan Amendment (GPA 19-01) and Specific Plan Amendment (SP-5, Amendment 5), Buildings 1 through 5 would be located in a MU zone and could operate as Business Enterprise uses with a CUP. The CUP is subject to approval by the March JPA. Business enterprise uses typically include wholesale, storage, and warehousing services with up to 25% retail. The maximum Floor Area Ratio (FAR) would be 0.3 for the proposed Project, which meets the requirements of the MU zone.

Tentative Parcel Map (TPM 19-01): Tentative Parcel Map (TPM 19-01) would allow for the further subdivision of Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act.

The buildings would range from approximately 15,115 sf to 22,036 sf and up to approximately 34 feet in building height. Landscaping for the Project would total 97,467 sf and would exceed the March JPA minimum site landscaping requirement of twenty percent for sites within the MU zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation and include drought tolerant plant materials. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

All of the buildings are currently planned as "speculative buildings." Therefore, the future tenant(s) of the buildings are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, the Initial Study and associated technical reports used conservative potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Construction of the proposed Project is expected to commence in November 2019 with a duration of approximately 7 months. The Project would be operational in Spring of 2020. The cut and fill quantity during grading would be 10,500 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

Parking for each building either meets or exceeds the March JPA requirements. Vehicular access for Unit 4-Lot 12 would be provided at one driveway located on Economic Drive and one driveway located on Van Buren Boulevard. The driveway located on Economic Drive would provide full access to the site. The driveway located on Van Buren Boulevard would provide right-in right-out access to Lot 12. Vehicular access for Unit 4-Lot 9 would be provided at three driveway locations on Economic Drive, one driveway location on Meridian Parkway and one driveway location on Van Buren Boulevard. Both driveway locations on Economic Drive would provide full access to the site. The driveway locations on Van Buren Boulevard and Meridian Parkway would provide right-in right-out access to Lot 9.

The Meridian Subsequent EIR evaluated and analyzed the potential environmental impacts associated with the implementation of the Specific Plan portion known as the North Campus. This Addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the Final EIR in connection with the proposed Project activities necessary to entitle Unit 4, Lots 9 and 12. As further described below, the proposed Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the Final Subsequent EIR. The resource areas that were evaluated in the Subsequent EIR are presented below and evaluated in this Addendum.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities & Service Systems

This document compares the environmental effects of implementing the proposed Project to determine the extent to which the evaluations of the Subsequent EIR adequately address the impacts of the proposed Project. This Addendum incorporates mitigation measures from the Subsequent EIR, where applicable. In summary, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Subsequent EIR. The Environmental Checklist presented in the associated Initial Study summarizes the differences between the Addendum and the Subsequent EIR, and the Initial Study provides the supporting analysis. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the Subsequent EIR. In addition, the proposed Project would not result in any additional impacts, would not require additional mitigation measures, and would incorporate and implement the mitigation measures required in the Subsequent EIR to reduce impacts to less than significant levels.

EXHIBIT "B"

Initial Study

DRAFT SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

FOR USE WHEN THE AUTHORITY IS REVIEWING SUBSEQUENT DISCRETIONARY DOCUMENTS PURSUANT TO A PREVIOUSLY APPROVED OR CERTIFIED ENVIRONMENTAL DOCUMENT

1. **Project Title:** Meridian Unit 4-Lots 9 and 12 Rezone

2. **Lead Agency Name and Address:**

March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

3. **Contact Person and Phone Number:** Lauren Sotelo (951) 656-7000

4. **Project Location:** Northwest corner of Van Buren Boulevard and Economic Drive and southwest corner of Meridian Parkway and Economic Drive (Figures 1-4)

5. **Project Sponsor's Name and Address:**

MS Prime Six
101 Hodencamp Rd., Suite 200
Thousand Oaks, CA 91360

6. **General Plan Designation:** Specific Plan Amendment (SP-5) 7. **Zoning:** Office (OF)

8. **Previous Environmental Document:** Please describe the previously adopted ND or MND or the previously certified EIR (include the date the document was adopted or certified, the date the project was approved by the Authority, the date the NOD was filed with the County of Riverside, and a summary of potentially significant effects identified in the CEQA document).

March Air Force Base (AFB) was initially established as a military training field in February of 1918. March AFB was chosen for realignment in 1993, which resulted in a reduction of forces and re-designation of the base as an Air Reserve Base (ARB). The change in use required less acreage by the ARB and the March Joint Powers Authority (JPA) was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of the remaining land. A General Plan and associated Master EIR for the JPA Planning area, including March ARB, were prepared and approved in 1999. The March Business Center Specific Plan and Final Environmental Impact Report (2003 Focused EIR) (SCH #2002071089) were adopted and certified in February 2003. Following the adoption and certification of the March Business Center Specific Plan and 2003 Focused EIR, entitlements and development commenced on the North Campus, the portion of the planning area north of Van Buren Boulevard. Development on the South Campus, the portion of the planning area south of Van Buren Boulevard, has commenced.

The Project area has since been marketed and become known to the public as "Meridian". The Meridian Specific Plan Amendment (SP-5) was prepared to document proposed modifications to the Specific Plan area. The associated Subsequent EIR (SEIR) (SCH#2009071069) was prepared to evaluate the impacts resulting from the adoption of Meridian SP-5. Modification to Meridian SP-5 included changes to land use designations, lot layout, site access and internal circulation and further modifications to accommodate a distribution facility within Lot 16. The Meridian SP-5 focused on undeveloped lots within the North Campus and did not include proposed changes for South Campus.

The Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SEIR) was certified in July 2010. When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which would require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required

when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.)

A Determination of Substantial Conformance for Approved Plot Plan 17-04 for Unit 4-Lot 12 was approved on October 11, 2017. Subsequently, the applicant proposed minor changes to the previously approved Plot Plan 17-04 to include building orientation, relocation of landscape and the ADA path of travel, and additional parking stalls. According to the March JPA Development code 9.02.280, the March JPA determined that the proposed changes associated with the previously approved development project were in substantial conformance with Plot Plan 17-04 and a Determination of Substantial Conformance was approved on November 15, 2017. Pursuant to CEQA a Notice of Exemption (NOE) was filed on November 16, 2017.

In addition to the Plot Plan Amendment for Unit 4-Lot 12, the applicant is proposing a zone change to Unit 4-Lot 9 located off Meridian Parkway and Van Buren Boulevard. Plot Plan 17-05 was approved on September 12, 2018. Subsequently, the applicant proposed minor changes to previously approved Plot Plan 17-05, specifically to Unit 4-Lot 9, to convert the two-story office building into 3 single-story office buildings. Accordingly, modifications were made to the building elevations, setbacks, parking layout, and landscaping. Per the March JPA Development code 9.02.280, the March JPA determined that the proposed changes associated with the previously approved development project were in substantial conformance with Plot Plan 17-05. Pursuant to CEQA a NOE was filed on April 11, 2019.

The Project consists of a revised site plan for Unit 4-Lot 12 and a zone change for the entirety of Unit 4-Lot 9 and Unit 4-Lot 12. As discussed above, development of three one-story office buildings on Unit 4-Lot 9 was approved separately and is not included as a part of the proposed Project. The proposed zone change would allow for these buildings to be constructed as approved by Determination of Substantial Conformance No. 1 for Plot Plan 17-05 and consistent with the requested MU zoning. The requested Tentative Parcel Map would allow for subdivision of the property into five separate parcels pursuant to the Subdivision Map Act.

The proposed Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Office (OF) in the Meridian SP-5. The proposed Project is requesting a zone change for the entirety of Unit 4-Lot 9 and Lot 12 to Mixed Use (MU) which would allow for an array of permitted uses as described in the Meridian North Campus Specific Plan (SP-5). With the approval of a Conditional Use Permit (CUP), the buildings proposed for Unit 4-Lot 12 could also operate as a business enterprise use, which is considered a conditionally permitted use within the MU zone per the Meridian North Campus Specific Plan (SP-5). The requested zone change initiates project review by the Riverside County Airport Land Use Commission and consultation with the Local Native American Tribes per Senate Bill 18. The Applicant is also proposing an amendment to the General Plan Land Use Map to accommodate the proposed zone change as part of the Specific Plan Amendment.

The existing zoning for the proposed Project is shown in Figure 5 and proposed zoning is shown in Figure 6. CEQA Guidelines Appendix G Checklist is used in this Initial Study to demonstrate that the previously certified EIR adequately addresses the potential impacts of the Project.

The environmental impacts and level of significance for each resource area analyzed in the Meridian SP-5 SEIR are noted below:

- Air Quality – Significant and Unavoidable
- Biological Resources – Less than Significant
- Climate Change and Greenhouse Gases – Significant and Unavoidable
- Cultural Resources – Less than Significant
- Geology and Soils – Less than Significant
- Hazards and Hazardous Materials – Less than Significant
- Hydrology/Water Quality – Less than Significant
- Land Use and Planning – Less than Significant
- Noise – Less than Significant
- Public Services – Less than Significant
- Transportation/Traffic – Significant and Unavoidable
- Utilities and Service Systems – Less than Significant

Purpose of This Document

The purpose of this document is to evaluate whether the Project as currently proposed would result in any new or substantially greater significant effects or require any new mitigation measures not identified in the SP-5 SEIR prepared for the original project. This document, together with the SP-5 SEIR, the Addendum to the Meridian Specific Plan Amendment (SP-5) Subsequent EIR for Plot Plan 17-05, and the Determination of Substantial Conformance for Plot Plan 17-04, will be used by the JPA when considering approval of the proposed Project.

Addendum to the Meridian SP-5 SEIR (SEIR)

The Meridian SP-5 SEIR is the relevant environmental document for the proposed Project for the following reasons:

- The Meridian SP-5 SEIR evaluated development of the proposed Project site with Office uses in the same location within the Specific Plan as the proposed Project; and
- There have been no significant changes with regard to the surrounding land uses that would result in new impacts from what was previously disclosed in the SEIR; and
- There have been no changes to the General Plan designation or zoning classification on the project site from what was previously evaluated in the Meridian SP-5 SEIR; and
- There have been no changes in circumstances in which new information is now available that was not available at the time the Meridian SP-5 SEIR was adopted such that new or more significant impacts would occur.

Therefore, the Meridian SP-5 SEIR certified by the JPA in 2010 retains informational value regarding the potential impacts associated with the proposed development of mixed use and business park uses. The JPA is the Lead Agency under CEQA and has prepared this document in order to serve as an Addendum to address the potential for new or more severe environmental impacts as a result of the proposed Project changes when compared to the baseline assuming buildout of the original project.

CEQA Framework for Addendum

For a proposed project with modification from an original approved project, State CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the following conditions calling for the preparation of a subsequent EIR have occurred:

- Substantial changes in the project which require major revisions to the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of SEIR certification, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the SEIR,
  - B. The project will result in impacts substantially more severe than those disclosed in the SEIR,
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or
  - D. Mitigation measures or alternatives that are considerably different from those analyzed in the SEIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Based on the analysis and evaluation provided in this Addendum, no new significant impacts would occur as a result of the proposed Project, nor were there any substantial increases in the severity of any previously-identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the Meridian SP-5 SEIR would substantially reduce one or more significant effects on the environment. Therefore, no conditions described in Section 15162 of the CEQA Guidelines has occurred. For this reason, an addendum is the appropriate document that will comply with CEQA requirements for the proposed Project.

In addition to the Meridian SP-5 SEIR, there are other planning and environmental documents that guide redevelopment within the Meridian Specific Plan which are applicable to the proposed Project. These documents are summarized as follows:

- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (June 1996)
- March Joint Powers Authority Development Code (November 2012)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- March Business Center Specific Plan (February 2003)
- March JPA General Plan Amendment (February 2003)
- March Business Center Focused Environmental Impact Report (February 2003)
- March Business Center Design Guidelines (November 2003)
- March JPA General Plan Amendment (Meridian SP-5) (July 2010)
- March JPA General Plan Amendment (Meridian SP-5) Final Subsequent Environmental Impact Report (July 2010)
- Determination of Substantial Conformance No. 1 for Plot Plan 17-04, within the Meridian North Campus Specific Plan
- Notice of Exemption for Approved Plot Plan 17-04, within the Meridian North Campus Specific Plan
- Addendum to the Meridian Specific Plan Amendment (SP-5) Subsequent EIR for Plot Plan17-05
- Determination of Substantial Conformance No. 1 for Plot Plan 17-05, within the Meridian North Campus Specific Plan
- Notice of Exemption for Approved Plot Plan 17-05, within the Meridian North Campus Specific Plan

Description of Project: (Describe the previously approved project and the authorized entitlements/ discretionary actions. Describe whether the subsequent discretionary action now proposed was considered in the previously approved CEQA document and describe any differences between the proposed action and the approved project.)

Project Background

The JPA was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of surplus land subsequent to the 1996 March AFB re-designation. The March Business Center Specific Plan is located west of Interstate 215 and south of Alessandro Boulevard, within the March JPA planning area. The previously approved March Business Center Specific Plan is divided into a North and South Campus separated by Van Buren Boulevard. The environmental impacts of the March Business Center Specific Plan were evaluated in an FEIR certified in February 2003 (2003 Focused EIR). An amendment to the North Campus of the Meridian Specific Plan (Meridian SP-5) provided land use guidelines for the Specific Plan area and was adopted in July 2010. A corresponding Environmental Impact Report (Meridian SP-5 SEIR) was prepared and certified in July 2010. The Meridian SP-5 SEIR evaluated the environmental impacts associated with the Meridian SP-5. The Meridian SP-5 focused on undeveloped lots within the North Campus.

On November 15, 2017, the March Business Center Design Implementation Committee approved Design Plan 17-04 for Unit 4, Lot 12 located in the Office (OF) zoning district of the Meridian North Campus Specific Plan (SP-5). The approval consisted of a speculative two-story, 74,922 square foot office building on 7.12 acres. Following the entitlement approval and pursuant to CEQA a Notice of Exemption (NOE) was filed on November 16, 2017.

Today, the applicant is seeking to amend the previously approved Design Plan 17-04 by proposing the development of five (5) single-story concrete tilt up buildings with a combined square footage of 91,987 sf. Each building is proposing one (1) grade level door with access to be provided off of Economic Drive and Van Buren Boulevard.

Additionally, the applicant is proposing a Specific Plan Amendment /Zone Change to both Unit 4, Lot 12 and Unit 4, Lot 9. The development of Unit 4, Lot 9 was approved through Plot Plan 17-05 by the Joint Powers Commission on September 12, 2018. Subsequently, the applicant proposed minor changes to previously approved Plot Plan 17-05, specifically to Unit 4, Lot 9, to convert the two-story office building into 3 single-story office buildings. Accordingly, modifications were made to the building elevations, setbacks, parking layout, and landscaping. Per the March JPA Development code 9.02.280, the March JPA determined that the proposed changes were in substantial conformance with Plot Plan 17-05. On April 11, 2019, the March JPA Planning Director approved Determination of Substantial Conformance No. 1 to Plot Plan 17-05and pursuant to CEQA a NOE was filed on April 11, 2019.

The development of Buildings 10, 11, and 12 located on Unit 4-Lot 9 were approved separately and are not included as a part of the proposed project. The proposed zone change for Unit 4, Lot 9 from OF to MU would allow for Buildings 10, 11, and 12 to operate with a range of permitted uses for the MU zone. Thus, this Initial Study analyzes the currently proposed Project which includes an amended plot plan for Unit 4, Lot 12, a General Plan Amendment, a Specific Plan Amendment/Zone Change from OF to MU on Unit 4, Lot 9 and Unit 4, Lot 12, Conditional Use Permits to allow Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use, and a tentative parcel map to further subdivide Unit 4, Lot 12 into five (5) standalone lots.

Project Location

The proposed Project ("Project") is located on 7.12 acres of Unit 4, Lot 12 and 2.98 acres of Unit 4, Lot 9 in Planning Area 6 of Planning Region C within the Meridian SP-5 Planning Area. The Project site is located north of Van Buren Boulevard, west of Economic Drive and to the east of Village West Drive (Unit 4, Lot 12) and north of Van Buren Boulevard, west of Meridian Parkway and east of Economic Drive (Unit 4, Lot 9).

Project Description

Unit 4, Lot 12

Within Unit 4, Lot 12, the proposed Project would develop five (5) concrete tilt-up buildings with a combined square footage of 91,987 square feet (sf) and would require a zone change from Office (OF) to Mixed Use (MU). Through the approval of a Conditional Use Permit, buildings 1-5 have the potential of operating as a business enterprise use among other permitted uses within the MU zone. According to the Meridian North Campus Specific Plan (SP-5), business enterprise is considered a conditionally permitted use, requiring the approval of a conditional use permit. The maximum Floor Area Ratio (FAR) for the proposed Project would be 0.30, which meets the requirement of the MU zone at 0.40. A summary of Unit 4, Lot 12 proposed land uses, parking requirements, and landscaping is shown below in **Table 1, Project Summary (Unit 4, Lot 12)**.

Table 1: Project Summary (Unit 4, Lot 12)

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 1, Lot 12	Mixed Use	2,000	13,115	15,115	19	25	41.5%
Building 2, Lot 12	Mixed Use	2,000	16,594	18,594	23	25	25.9%
Building 3, Lot 12	Mixed Use	2,000	17,931	19,931	24	27	30.6%
Building 4, Lot 12	Mixed Use	2,500	19,536	22,036	27	27	31.5%
Building 5, Lot 12	Mixed Use	2,000	14,311	16,311	20	24	25.0%

All of the buildings proposed as a part of the Project are currently planned as "speculative buildings." Therefore, the future tenant(s) of the buildings are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Initial Study and associated technical reports use conservative potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Construction of the proposed Project is expected to commence in November 2019 with a duration of approximately seven months. The Project would be operational in Spring of 2020. The cut and fill quantity during grading would be 10,500 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

Vehicular access for Unit 4-Lot 12 would be provided at one driveway located on Economic Drive and one driveway located on Van Buren Boulevard. The driveway located on Economic Drive would provide full access to the site. The driveway located on Van Buren Boulevard would provide right-in right-out access to Lot 12. Riverside County Transportation and Land Management Agency (TLMA) approval is required for the driveway cut along Van Buren Boulevard. All points of ingress/egress would be unsignalized.

Unit 4-Lot 9

As discussed above, Determination of Substantial Conformance No. 1 for Plot Plan 17-05 approved site development for Buildings 10, 11, and 12 on Unit 4-Lot 9. The requested zone change on Unit 4-Lot 9 from OF to MU would allow for Buildings 10, 11, and 12 to operate as permitted business park uses. The proposed zone change would allow for these buildings to be constructed as approved by Determination of Substantial Conformance No. 1 for Plot Plan 17-05 and consistent with the requested MU zoning. Buildings 10, 11, and 12 have a combined square footage of 32,628 sf. The maximum Floor Area Ratio (FAR) for Lot 9 would be 0.35, which meets the requirements of the MU zone. A summary of Project land uses, parking requirements, and landscaping provided for Unit 4-Lot 9 is shown below in **Table 2, Project Summary (Unit 4-Lot 9).**

Table 2: Project Summary (Unit 4, Lot 9)

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 10, Lot 9	Mixed Use	9,400	0	9,400	29	42	24.5%
Building 11, Lot 9	Mixed Use	10,708	0	10,708	33	46	
Building 12 Lot 9	Mixed Use	12,520	0	12,520	38	54	

Landscaping for Unit 4-Lot 9 would total 26,204 sf which exceeds the March JPA minimum site landscaping requirement of 20 percent for sites within the MU zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

Buildings 10, 11, and 12 located on Unit 4, Lot 9 were planned and approved as "speculative buildings." Therefore, the future tenant(s) of the buildings are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Initial Study and associated technical reports use conservative potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Vehicular access for Unit 4-Lot 9 would be provided at three driveway locations on Economic Drive, one driveway location on Meridian Parkway and one driveway location on Van Buren Boulevard. Both driveway locations on Economic Drive would provide full access to the site. The driveway locations on Van Buren Boulevard and Meridian Parkway would provide right-in right-out access to Lot 9. Riverside County TLMA approval is required for the driveway cut along Van Buren Boulevard. All points of ingress/egress would be unsignalized. Landscaping for Unit 4-Lot 12 would total 97,467 sf and would exceed the March JPA minimum site landscaping requirement of 20 percent for sites within the MU zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

The proposed Project would require approval of the following actions:

General Plan Amendment (GPA 19-01): The applicant is proposing an amendment to the General Plan Land Use Map in order to accommodate the proposed zone change as part of the Specific Plan Amendment as described below. GPA 19-01 would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. Inclusive of the proposed Project and upon approval of GPA 19-01, the March JPA Planning Area would allow for 1.05 gross acres of land zoned as OF and 37.26 gross acres of

land zoned as MU. The Specific Plan Amendment (SP-5, Amendment 5) would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU.

- **Specific Plan Amendment (SPA 19-01, Amendment 5):** The applicant is proposing amendment #5 to the Meridian North Campus Specific Plan SP-5 in order to modify text and figures as part of their proposal to re-zone Unit 4, Lot 9 and Unit 4, Lot 12 from their existing Office (OF) zoning designations to the Mixed Use (MU) zoning designation. Specifically, the proposed Specific Plan Amendment would require modifications to three figures in the Specific Plan; Figure II-3 would be revised to identify the General Plan land uses prior to the changes proposed by the Project, Figure II-4 would be revised to identify the existing zoning prior to the changes proposed by the Project, and Figure II-4a would identify the revised zoning resulting from the proposed Project The request for the zone change triggers project review by the Riverside County Airport Land Use Commission and consultation with the Local Native American Tribes per Senate Bill 18. A draft of the Meridian North Campus Specific Plan (SP-5), Amendment 5 document has been provided in strikethrough format for ALUC review.

- **Plot Plan Amendment (PP 17-04, Amendment 1):** On November 17, 2017, the March Business Center Design Implementation Committee found Design Plan 17-04 consistent with the Meridian North Campus SP-5 EIR, the Meridian North Campus SP-5 Specific Plan, and the March Business Center Design Guidelines. This previously approved project was entitled for a two-story, approximately 74,922 square feet (sf) speculative office building on Unit 4, Lot 12 of the Meridian North Campus Specific Plan (SP-5). Today, the Applicant is proposing to amend the previously approved Design Plan by proposing the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12. The proposed project would provide 128 standard parking stalls and 97,467 sf of landscaping. The buildings are proposed to operate with an array of permitted uses, however the applicant is seeking the approval of a Conditional Use Permit to operate as a business enterprise use in the MU zone. Maximum building height proposed is 34-feet which will require review/approval by the Federal Aviation Administration (FAA) and the Riverside County Airport Land Use Commission (ALUC). Unit 4, Lot 9 was previously approved for three (3) single-story office buildings totaling 32,628 sf. The Applicant will still construct the buildings as previously entitled, however the applicant is seeking a change in zoning from OF to MU.

- **Conditional Use Permit (CUP 19-01 through 19-05):** In conjunction with the Plot Plan Amendment application (PP 17-04, A1), the applicant is seeking the approval of a five (5) conditional use permits in order to allow Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.

- **Tentative Parcel Map (TPM 19-01):** As part of proposed project, the Applicant wishes to further subdivide Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act by filing a Tentative Parcel Map application.

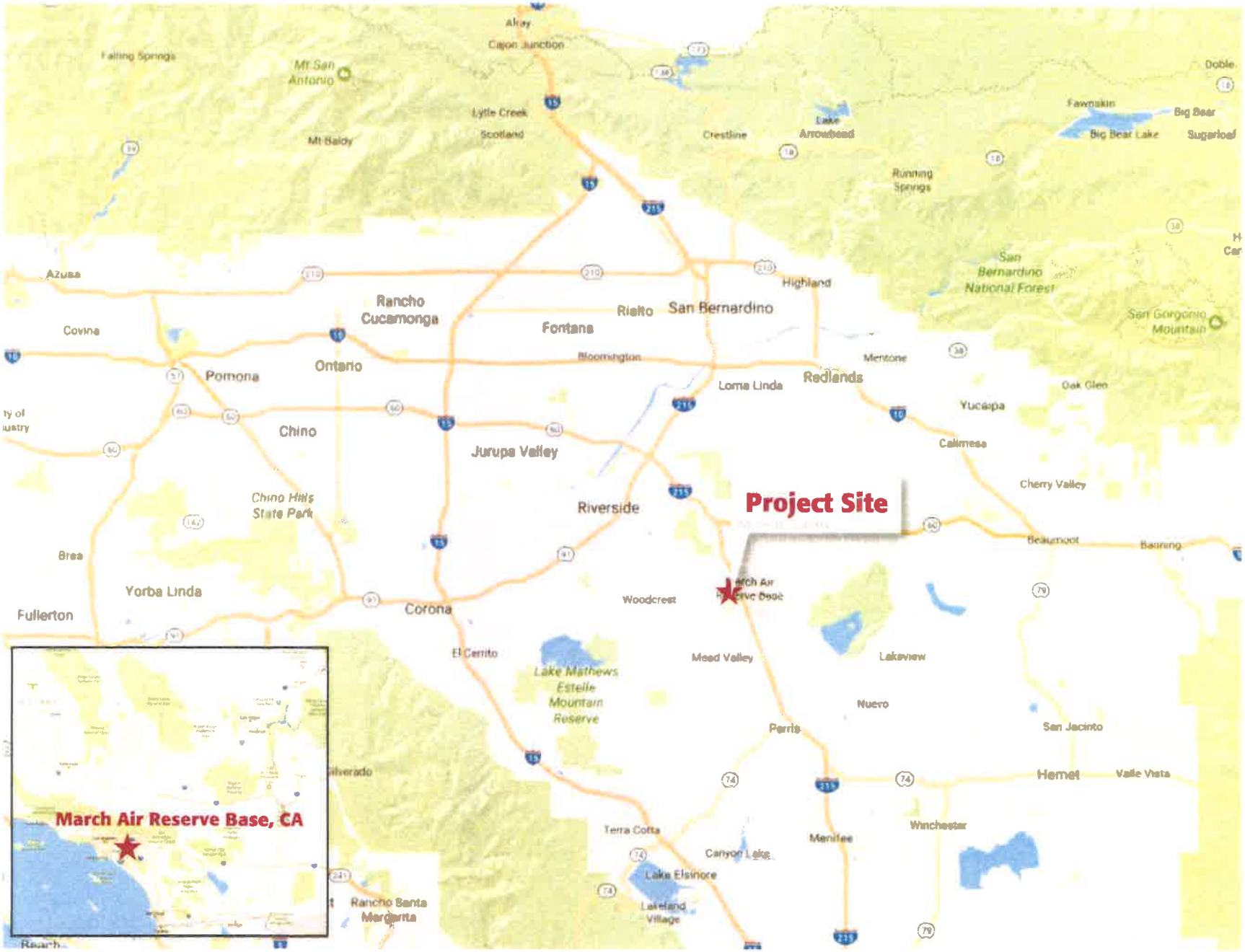
9. **Surrounding Land Uses and Setting:** (Briefly describe the project's surroundings.)

The Project site is currently vacant and was mass graded as part of the Meridian Business Park Unit 4 Phasing Plan. Surrounding uses to the Project site include a vacant parcel entitled for Business Park uses and an occupied industrial facility to the north of Unit 4, Lot 9 and a conservation easement to the north of Unit 4-Lot 12; an entitled three-story office building to the west of Unit 4, Lot 9 and vacant, disturbed land to the west of Unit 4-Lot 12; vacant parcels entitled for Office and Mixed Use to the east of both Unit 4-Lot 9 and Lot 12; and the Riverside National Cemetery to the south of the proposed Project, beyond Van Buren Boulevard. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Office (OF) in the Meridian SP-5.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

A National Pollutant Discharge Elimination System permit would be required to be obtained from the Santa Ana Regional Water Quality Control Board (RWQCB).

An encroachment permit would be required for the proposed driveway work along Van Buren Boulevard.



Source: Google Maps, 2017

FIGURE 1: Regional Location Map
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

Kimley»Horn



Source: Google Earth, 2019

FIGURE 2: Project Vicinity
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

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FIGURE 3: Meridian Unit 4, Lot 12
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

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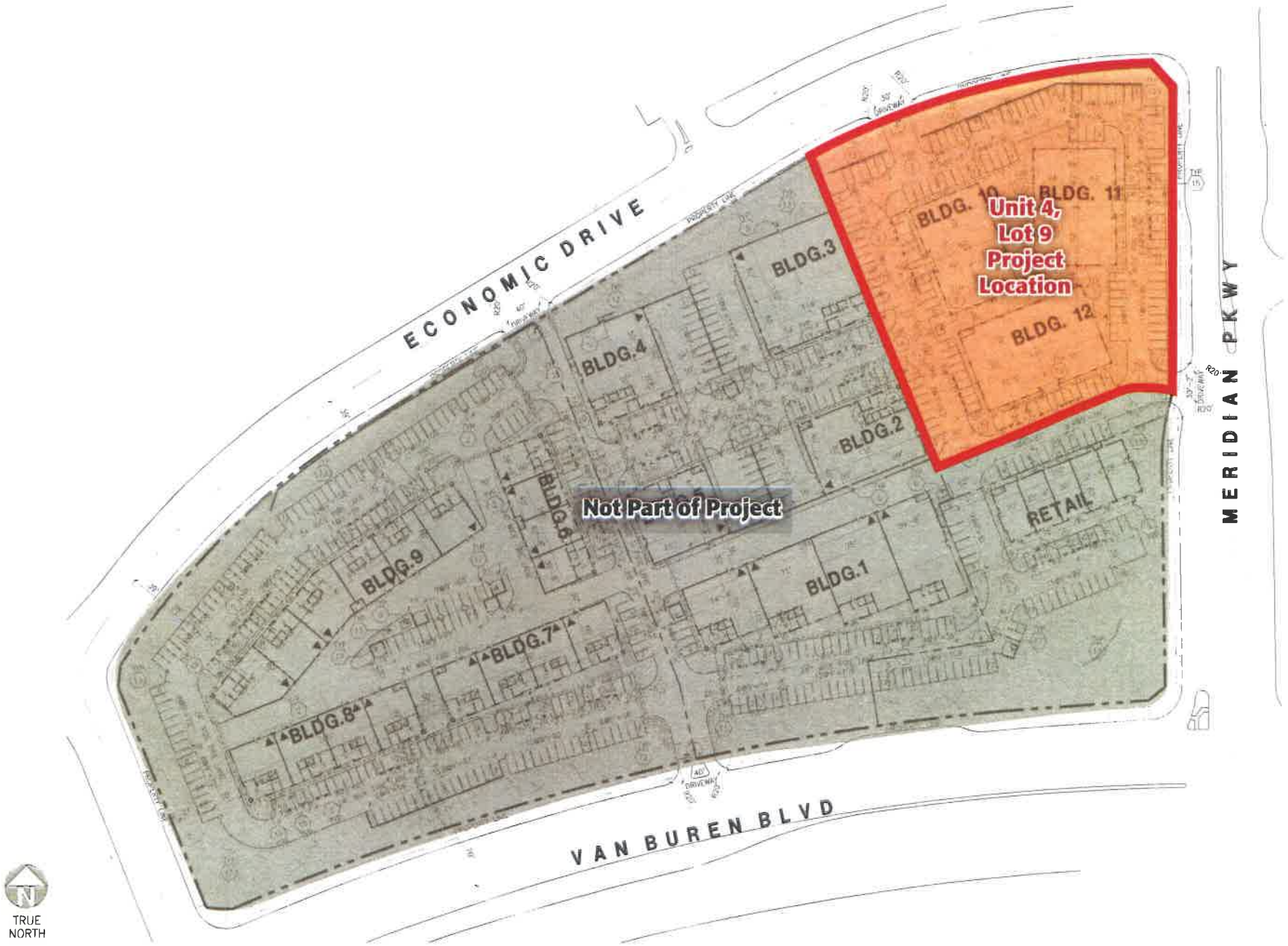


FIGURE 4: Meridian Unit 4, Lot 9
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

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FIGURE 5: Exisiting Specific Plan Zoning for North Campus
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

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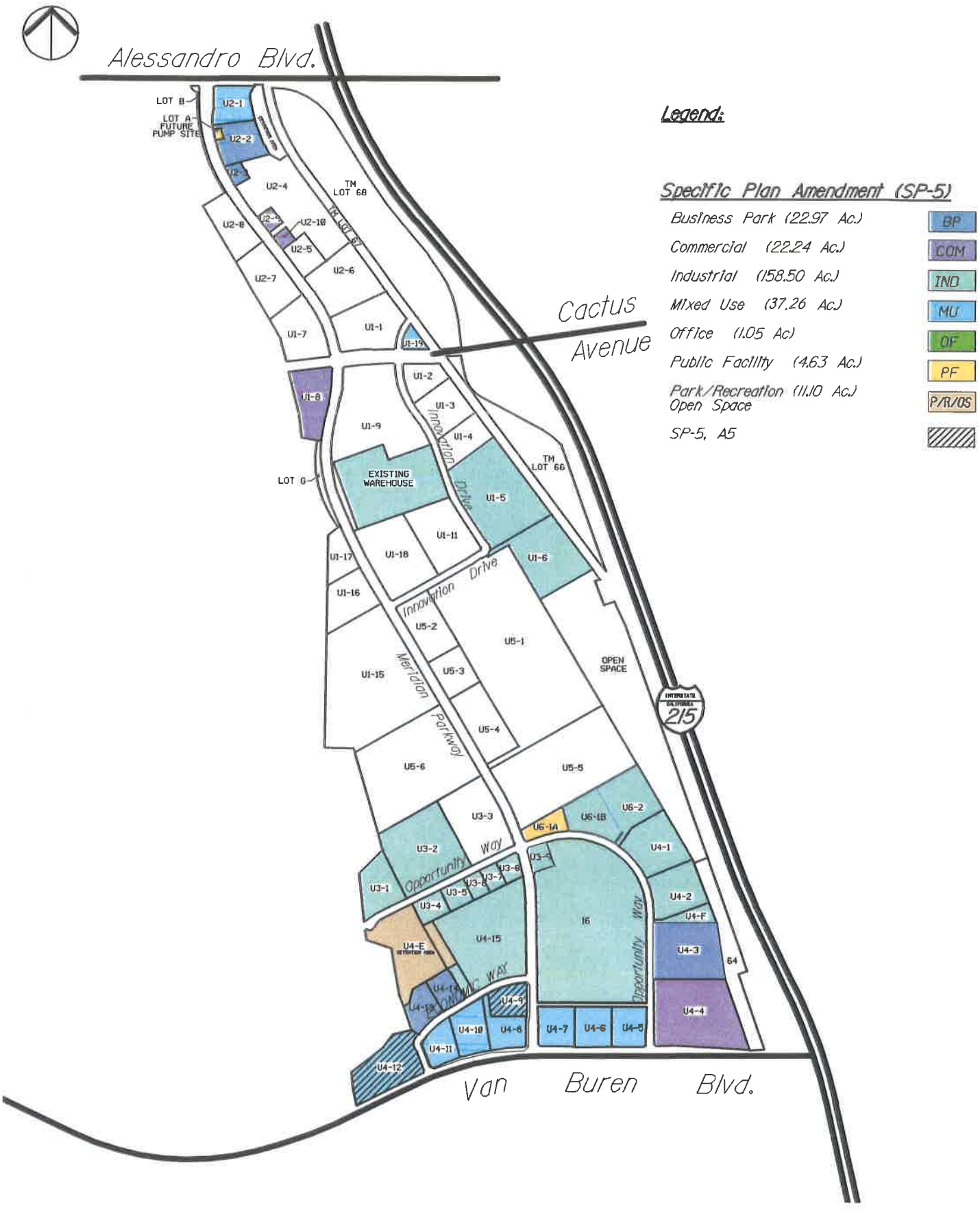


FIGURE 6: Proposed Specific Plan Zoning for North Campus
Meridian Unit 4, Lots 9 and 12 Rezone
March Joint Powers Authority

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NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation / Traffic	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfires	☐ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Signature _____ Date _____

Printed Name _____ For _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) A finding of "New Mitigation is Required" means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.

3) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.

4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.

5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.

   c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

   d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question;

b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and

c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I.	AESTHETICS. Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the site of proposed Project, would result in less than significant impacts to aesthetics. The Meridian SP-5 SEIR found that the Specific Plan area does not include scenic highways and no on-site rock outcroppings or historic buildings located within the Project area are within a state scenic highway. Furthermore, the Meridian SP-5 SEIR found that compliance with the March Business Center Specific Plan, Design Guidelines, Landscape Concept Plan and Development Code would ensure that conflicts and incompatibilities between land uses and associated aesthetic impacts would not occur. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and would result in less than significant impacts.

a, b, & c) The Project site is located on graded areas (rough graded per the March Business Center Tentative Parcel Map for portions of the Meridian North Campus). As a result, there are no trees or rock outcroppings located on the Project site. The nearest eligible state scenic highway is a portion of State Route 74 located approximately 7.5 miles to the south of the proposed Project. The City of Riverside identifies Alessandro Boulevard and Van Buren Boulevard as scenic boulevards. Van Buren Boulevard is also recognized by the County of Riverside and March JPA as a scenic boulevard. The Project site is immediately adjacent to Van Buren Boulevard to the south and approximately 2 miles to the south of Alessandro Boulevard. The Project site will be conditioned to provide pedestrian-scale lighting and a unified landscape theme within the public right-of-way fronting Van Buren Boulevard. The 2003 Focused EIR and the Meridian SP-5 SEIR both evaluated the impacts related to scenic boulevards/corridors and found that the Meridian Specific Plan and the Meridian SP-5 would adhere to regional standards and design guidelines, including any applicable mitigation measures. Furthermore, development was found to be consistent with neighboring jurisdictions, particularly in relation to FAR, which would help to retain a similar scale of development, including the proposed Project which is located along Van Buren Boulevard.

The Meridian SP-5 SEIR found that the changes implemented in the Meridian SP-5 Specific Plan would not result in significant impacts as implementation of the Meridian SP-5 Specific Plan would generally replace smaller lot business park development with larger lot distribution warehouses or other industrial land uses. The Meridian SP-5 SEIR found the overall appearance of development in the Meridian SP-5 project area to be the same as described in the 2003 Focused EIR.

Similarly, implementation of the proposed Project would result in minimal changes to visual impacts. Although the MU and OF zones have different allowed uses, the JPA Development Regulations for lot development for both zones are very similar. They have the same minimum lot size, street frontage, lot width, and setback requirements with the exception of a 25-foot front yard setback within the OF zone and a 20-foot front yard setback within the MU zone. Both zones allow for buildings up to three stories high; the MU zone allows for a maximum building height of 50 feet and the OF zone allows for a maximum building height of 60 feet (subject to FAA Part 77 clearance and consistency with the Joint Land Use Study). Furthermore, both zones have a minimum landscaping requirement of 20 percent.

The development proposed for Unit 4-Lot 12 would include construction of five concrete tilt-up buildings with a combined square footage of 91,987 square feet and a maximum height of 34 feet. The development approved for Unit 4-Lot 9 would include construction of three concrete tilt-up buildings with a combined square footage of 32,628 square feet and a maximum height of 20 feet. The land uses surrounding the Project consist of a mix of uses including industrial, business park, office, vacant disturbed parcels entitled for Office and Mixed Use, a conservation easement, and the Riverside National Cemetery. The aesthetic appearance of the site would be consistent with the surrounding business park and industrial uses and would be consistent with surrounding existing and planned development. In addition, the proposed Project would conform to design guidelines intended to create a uniform and consistent theme within the overall plan area. Therefore, although the visual characteristics of the site would change, the proposed Project would be consistent with the surrounding areas, the intent of the Specific Plan, and with adopted development regulations. The similarity of the development requirements between the OF and MU zones would result in a minimal impact to the visual character of the surrounding area when rezoned from OF to MU, and would be consistent with the analysis in the Meridian SP-5 SEIR. The proposed Project would be similar to other uses along Van Buren Boulevard including existing business park developments; and therefore, would not significantly affect aesthetics. The Project is also subject to the landscaping and other applicable requirements outlined in the approved March Business Center Design Guidelines. Adherence to these requirements would reduce aesthetic impacts to a less than significant level. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

d) In accordance with the requirements of the existing March Business Center Design Guidelines, all Project lighting is required to be high-pressure sodium, low pressure sodium, or Lighting Emitting Diode (LED) not to exceed 100 Kelvin of 2,700 Kelvin with full cut-off fixtures directing light into the Project site. No light would be emitted above the height of light fixture and all lighting would be mounted at a maximum of 25 feet above final grade. There would be no significant impact to day or nighttime views, as the Project would comply with the requirements of the approved March Business Center Design Guidelines. The Project would comply with the requirements of the Specific Plan with respect to new sources of light and glare. Therefore, no new impact not previously addressed in the Meridian SP-5 SEIR would result. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure I-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation I-1: All projects are required to comply with the March Business Center Specific Plan, Design Guidelines, landscape concept plan and Development Code, which will ensure the following:

- Conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.
- Enhance and preserve natural and man-made features, such as major roadways, rail line, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan.
- Preservation of Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II.	AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, does not contain agricultural resources or land under Williamson Act contract. However, in 2010, Appendix G of the CEQA Guidelines was amended to include Forest Resources in addition to Agricultural Resources. The 2003 Focused EIR did not address Forest Resources. Although the soils found within the Specific Plan area contain characteristics that make them eligible as Farmlands of Statewide Importance, the lack of irrigation and level of previous disturbance as a result of development of the March AFB resulted in the determination by the United States Department of Agriculture Natural Resources Conservation Service that no prime, unique, statewide or locally important farmland are present within the Planning Area, which includes the previously approved Specific Plan area and proposed Project.

a) The Project site is not designated by the California Natural Resources Agency as farmland of any type and is not the subject of a Williamson Act contract. Therefore, no impact would occur in this regard as a result of the proposed Project.

b) The Project site and surrounding area does not contain agricultural resources or land under Williamson Act contract. Therefore, no impact would occur in this regard as a result of the proposed Project.

c, d, & e) The Project site does not contain forest land; therefore, no impact would occur in regards to changing forest land to a non-forest use.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for agricultural and forest resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

Findings:

The Project is located within the Riverside County portion of the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as an extreme non-attainment area for ozone and a moderate non-attainment area for particulate matter less than or equal to 2.5 microns ($PM_{2.5}$). The SCAB is a federal attainment/maintenance area for carbon monoxide (CO), particulate matter less than or equal to 10 microns (PM_{10}), nitrogen dioxide (NO_2). The Riverside County portion of the SCAB is in federal attainment for sulfur dioxide (SO_2) and lead. Under the California Ambient Air Quality Standards (CAAQS), the SCAB is designated as a non-attainment area for ozone (both the 1- and 8-hour standards), PM_{10}, and $PM_{2.5}$. The Riverside County portion of the SCAB is in attainment of the CAAQS for CO, NO_2, SO_2, and lead. *Meridian Site C (Unit 4-Lot 12) Addendum – Air Quality and Greenhouse Gas Emissions Memorandum* was prepared for the proposed Project by Kimley-Horn and Associates (April 2019). The report is provided in **Appendix A**; the results and conclusions of the report are summarized herein.

Potential impacts associated with the development of three one-story office buildings on Unit 4-Lot 9 were evaluated by the March JPA and determined to be in substantial conformance with Plot Plan 17-05. Accordingly, an NOE for Unit 4-Lot 9 was filed on April 11, 2019. The proposed zone change would allow for these buildings to be constructed as approved and consistent with the requested MU zoning. Only the potential impacts associated with the rezone of the three buildings from OF to MU on Unit 4-Lot 9, the development of five concrete tilt-up buildings on Unit 4-Lot 12, and the rezone from OF to MU on Unit 4-Lot 12 are evaluated in this Initial Study, below.

a) The Project proposes the rezoning of Unit 4-Lots 9 and 12 and the development of approximately 81,500 square feet (sf) of warehouse and approximately 10,500 sf of office uses on Unit 4-Lot 12 within the Meridian Specific Plan area. An assessment of the modification to the site plan for Unit 4-Lot 9, *MS Van Buren Site B (Unit 4, Lot 8 ,9, 10 ,11) Revised Plan Traffic Consistency Memorandum* (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum addresses the modified site plan for Unit 4-Lot 9, which is a portion of the site plan evaluated in the previously approved *MS Van Buren Site B (Unit 4, Lot 8, 9, 10, 11) Plan Traffic Consistency Memorandum.* The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed Unit 4-Lot 9

as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 9) and found the revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van Buren Site B.

The Project would also require a Meridian SP-5 zone change from OF to MU. The Project's traffic generation for Unit 4-Lot 9 was previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. This analysis assumed the most conservative development mix for Unit 4-Lots 8, 9, 10, and 11. The analysis concluded that the anticipated average daily traffic (ADT) for the land uses associated with the proposed Project includes 1,151 passenger cars trips and 23 heavy truck trips for a total of 1,174 trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,047 external trips. This results in a remainder of 138 external daily trips and 185 truck trips that are not used in Planning Region C, Planning Area 6. The Project's traffic generation for Unit 4-Lot 12 (1,174) would be less than those previously analyzed in the adopted SEIR, which determined that overall operational emissions from implementation of the Meridian Specific Plan Amendment (including the Project site) would exceed the South Coast Air Quality Management District's (SCAQMD's) daily emissions thresholds for reactive organic gases (ROG), nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter 10 microns in diameter or less (PM_{10}), and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$). The proposed Project does not involve any uses that would increase population beyond that considered in the General Plan and/or Meridian Specific Plan. The proposed Project would be required to comply with applicable Mitigation Measures C-9 through C-13, and IV.C-1 through IV.C-13, which would help reduce operational emissions. As the proposed Project would not generate more vehicle or truck trips than previously analyzed in the adopted SEIR and would not increase the population growth projections accounted for in the SCAQMD's Air Quality Management Plan (AQMP), no new impacts would occur in this regard.

b) The Meridian SP-5 SEIR determined that construction and operational emissions for Meridian SP-5 would exceed SCAQMD thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$ with mitigation incorporated.

Short-Term Construction Emissions

Analysis of construction emissions did not include construction of Buildings 10, 11, and 12 on Unit 4-Lot 9, as construction impacts related to air quality were previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. The construction emissions are based on factors such as phasing and duration of construction activities, thus a change in zoning would not alter the prior determination of substantial conformance related to Buildings 10, 11, and 12 on Unit 4-Lot 9. Construction related activities for Unit 4-Lot 12 would generate short-term air quality impacts. Construction of the Project is expected to occur between November 2019 and Spring 2020. Grading activities would require approximately 10,500 cubic yards of balanced earthwork on Unit 4-Lot 12; no soil import or export would be required. Construction equipment would include tractors, dozers, graders, water trucks, excavators, backhoes, pavers, rollers, loaders, and trenchers. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. **Table 3, Construction Related Emissions**, presents the anticipated daily short-term construction emissions.

Table 3: Construction Related Emissions

Emissions Source	Pollutant (pounds/day)[1]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
2019						
Unmitigated Emissions	4.43	45.63	22.86	0.04	20.66	12.18
Mitigated Emissions[2,3]	4.43	45.63	22.86	0.04	10.31	6.50
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***
2020						
Unmitigated Emissions	48.47	21.73	19.66	0.04	1.94	1.28
Mitigated Emissions[2,3]	48.47	21.73	19.66	0.04	1.90	1.27
SCAQMD Thresholds	*75*	*100*	*550*	*150*	*150*	*55*
Is Threshold Exceeded After Mitigation?	***No***	***No***	***No***	***No***	***No***	***No***

Notes:
1. Emissions were calculated using CalEEMod, as recommended by the SCAQMD.
2. The reduction/credits for construction emission mitigations are based on mitigation included in CalEEMod. However, compliance with SCAQMD rules would still be required. The reduction/credits for construction emission mitigations are based on mitigation included in the CalEEMod model and as typically required by the SCAQMD through Rule 403. The mitigation includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stock piles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour.
3. Refer to Appendix A, *Air Quality/Greenhouse Gas Data*, of the *Air Quality and Greenhouse Gas Emissions Memorandum* (Appendix A of this Initial Study), for assumptions used in this analysis.

Source: Kimley-Horn, 2019

As shown in Table 3, construction of Unit 4-Lot 12 would not cause exceedances for ROG, NOx, carbon monoxide (CO), SO_2, PM_{10}, and $PM_{2.5}$. The calculated emission results for ROG, NO_x, CO, SO_2, PM_{10}, and $PM_{2.5}$ from CalEEMod demonstrate that the construction of Unit 4-Lot 12 would not exceed average daily thresholds created by the SCAQMD. In addition, the Project is proposing to construct five office or warehouse buildings on Unit 4-Lot 12, which would require the application of architectural coating on the outside and inside of each building. The application of architectural coatings is typically the largest source of ROG emissions during construction activity. The SCAQMD addresses construction-related emissions of ROG through the implementation of Rule 1113, which regulates ROG emissions from architectural coatings. Additionally, the Project would be required to comply with SCAQMD Rule 403, which would minimize fugitive dust emissions. Project construction emissions would be below the SCAQMD thresholds, which would be further minimized with the implementation of SCAQMD Rules 1113 and 403. The proposed Project emissions would not worsen ambient air quality, create additional violations of federal and state standards, or delay the Basin's goal for meeting attainment standards.

As indicated in Table 3, impacts would be less than significant for all criteria pollutants during construction. Thus, construction related air emissions for the Project would be less than significant.

Operational Emissions

As noted in the *Meridian Unit 4, Lots 12 Traffic Consistency Memorandum* prepared by Kimley-Horn (July 2019), although the proposed Project would not be consistent with the zoning originally assumed in the adopted SEIR, the Project would generate less traffic than originally assumed. The overall maximum daily operational emissions for the proposed Project would be well below SCAQMD's daily emissions thresholds and would not generate additional impacts in the Meridian SP-5 area. However, the overall maximum daily operational emissions for Meridian SP-5 (including the proposed Project) would be well above SCAQMD's daily emissions thresholds. Therefore, impacts would remain significant and unavoidable in this regard. No new impacts would occur.

Table 4: Operational Emissions

Source	Pollutant (maximum pounds/day)					
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO_X)	Carbon Monoxide (CO)	Sulfur Dioxide (SO_2)	Coarse Particulate Matter (PM_{10})	Fine Particulate Matter ($PM_{2.5}$)
Winter Emissions						
Area	2.08	0.0002	0.02	0.0	0.0001	0.0001
Energy	0.01	0.05	0.04	0.0003	0.004	0.004
Mobile	2.37	20.56	31.55	0.13	10.60	2.93
Total Emissions	**4.46**	**20.61**	**31.61**	**0.13**	**10.61**	**2.93**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds thresholds?	No	No	No	No	No	No
Summer Emissions						
Area	2.08	0.0002	0.02	0.0	0.0001	0.0001
Energy	0.01	0.05	0.04	0.0003	0.004	0.004
Mobile	2.77	20.38	36.91	0.14	10.60	2.92
Total Emissions	**4.85**	**2.44**	**36.98**	**0.15**	**10.61**	**2.93**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds thresholds?	No	No	No	No	No	No

Source: CalEEMod version 2016.3.2. Refer to Appendix A for model outputs.

The SCAQMD has set forth both a methodological framework as well as significance thresholds for the assessment of a project's cumulative operational air quality impacts. The SCAQMD's approach for assessing cumulative impacts is based on the SCAQMD's AQMP forecasts of attainment of National Ambient Air Quality Standards (NAAQS) in accordance with the requirements of the Federal and State Clean Air Acts (CAAs). This forecast also takes into account SCAG's AQMP forecasted future regional growth. As such, the analysis of cumulative impacts focuses on determining whether the proposed Project is consistent with the growth assumptions upon which the SCAQMD's AQMP is based. If the proposed Project is consistent with the growth assumptions, then future development would not impede the attainment of NAAQS and a significant cumulative air quality impact would not occur.

As discussed above, the proposed Project's short-term construction emissions would be below SCAQMD thresholds; refer to Table 3. The Meridian Specific Plan Amendment SEIR determined the Specific Plan area would exceed SCAQMD's daily emissions thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$ with mitigation incorporated. However, as indicated in Table 3 and Table 4, above, the Project's emissions would not substantially change the intensity of development on the site. No new impacts would occur.

c) Sensitive receptors are members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of land uses where sensitive receptors are typically located include residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive receptors near the Project site include surrounding residences to the west. In order to identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds (LSTs) for construction and operations impacts (area sources only). The CO hotspot analysis following the LST analysis addresses localized mobile source impacts.

Localized Significance Thresholds

LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST screening lookup tables for one, two, and five-acre projects emitting CO, NO_X, $PM_{2.5}$, or PM_{10}. The LST methodology and associated mass rates are not designed to evaluate localized impacts from mobile sources traveling over the roadways. The SCAQMD recommends that any project over five acres should perform air quality dispersion modeling to assess impacts to nearby sensitive receptors. The proposed Project is located within Sensitive Receptor Area (SRA) 23, Metropolitan Riverside County.

Construction

Analysis of construction emissions did not include construction of Buildings 10, 11, and 12 on Unit 4-Lot 9, as construction impacts related to air quality were previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. Based on the SCAQMD guidance on applying CalEEMod to LSTs, the Project would disturb a maximum of 3.5 acres of land per day. Therefore, the LST thresholds for two acres were utilized for the construction LST analysis. As the nearest sensitive uses are approximately 330 feet to the west of the Project site, the LST value for 100 meters was conservatively utilized. **Table 5, Localized Significance of Construction Emissions**, shows the localized unmitigated and mitigated construction-related emissions. As seen in Table 5, mitigated on-site emissions would not exceed the LSTs for SRA 23.

Table 5: Localized Significance of Construction Emissions

Source	Pollutant (maximum pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
2019				
Total Unmitigated On-Site Emissions[1]	46	22	20	12
Total Mitigated On-Site Emissions[1]	46	22	10	6
Localized Significance Threshold[2]	330	2,232	38	10
Thresholds Exceeded?	***No***	***No***	***No***	***No***

Notes:
1. The site preparation phase emissions are presented as the worst case scenario for NO_X, CO, PM_{10}, and $PM_{2.5}$.
2. The Localized Significance Threshold was determined using Appendix C of the SCAQMD *Final Localized Significant Threshold Methodology* guidance document for pollutants NO_X, CO, PM_{10}, and $PM_{2.5}$. The Localized Significance Threshold was based on the anticipated daily acreage disturbance for construction (approximately 3.5 acres; however, the 2-acre threshold was used) and the source receptor area (SRA 23).

Operations

According to the SCAQMD localized significance threshold methodology, LSTs would apply to the operational phase of a proposed Project only if the Project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., warehouse or transfer facilities). Since the proposed Project includes warehouses, the operational phase LST protocol is conservatively applied to both the area source and all the mobile source emissions. LSTs for receptors located at 100 meters for SRA 23 were conservatively utilized in this analysis because the closest receptors are over 100 meters away. Although the Project is 7.12 acres for Unit 4-Lot 12, the 5-acre LST threshold was also applied conservatively for the Project, as the LSTs increase with the size of the site. The operations related to Unit 4-Lot 9 were previously evaluated and found to be in substantial conformance with the previously approved Plot Plan 17-05 for Unit 4-Lot 9. Thus, an evaluation of operational air quality emissions for Unit 4-Lot 9 is not included in this analysis.

The LST analysis only includes on-site sources. However, the CalEEMod model outputs do not separate on- and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in **Table 5, Localized Significance of Operational Emissions**, include all on-site project-related stationary sources and 100 percent of the project-related new mobile sources. This figure is conservative, considering only 5 percent of the project-related new mobile sources would occur on-site[1]. Table 5 shows that the maximum daily emissions of these pollutants during operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during operational activities.

Table 5: Localized Significance of Operational Emissions

Activity	Pollutant (maximum pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
On-Site and Mobile Source Emissions	20.38	36.93	10.60	2.92
SCAQMD Localized Screening Threshold (adjusted for 2 acres at 300 meters)	472	3,437	14	4
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2. Refer to Appendix A for model outputs.

[1] South Coast Air Quality Management District, *Final Localized Significance Threshold Methodology*, 2009.

Criteria Pollutant Health Impacts

As shown in Table 5 and Table 6, localized effects of on-site project emissions on nearby receptors were found to be less than significant. The LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations such as asthmatics, children, and the elderly. As shown above, project-related emissions would not exceed the LSTs, and therefore would not exceed the ambient air quality standards or cause an increase in the frequency or severity of existing violations of air quality standards. Therefore, sensitive receptors would not be exposed to criteria pollutant levels in excess of the health-based ambient air quality standards.

Operations - Health Risk Assessment

A Health Risk Assessment (HRA) for the Project was prepared in accordance with the requirements of the SCAQMD and guidance from the Office of Environmental Health Hazard Assessment (OEHHA) to determine if health risks are likely to occur from the Project. Specifically, the HRA addresses the potential for significant health risks associated with diesel particulate emissions from truck traffic generated by the operations within the Project area. The HRA focused on emissions of diesel particulate matter (DPM) from trucks, as DPM is the risk driver within the SCAB.

To determine whether or not a proposed project would cause a significant effect on the environment, the impact of the project must be determined by examining the types and levels of air toxics generated and the associated impacts on factors that affect air quality. While the final determination of significance thresholds is within the purview of the lead agency pursuant to the State CEQA Guidelines, the SCAQMD recommends that the following air pollution thresholds be used by lead agencies in determining whether the project is significant. If the lead agency finds that the project has the potential to exceed the air pollution thresholds, the project should be considered significant. The thresholds for air toxic emissions are as follows.

- Cancer Risk: Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million.
- Non-Cancer Risk: Emit toxic contaminants that exceed the maximum hazard quotient of 1 in one million.

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index", expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index of less than 1.0 means that adverse health effects are not expected. Within this analysis, non-carcinogenic exposures of less than 1.0 are considered less than significant.

Air dispersion modeling for the HRA was performed using the United States Environmental Protection Agency (EPA) AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources (not a factor in this case). AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Surface and upper air meteorological data from the Perris Monitoring Station provided by the SCAQMD was selected as being the most representative meteorology.

Carcinogenic Hazards

An HRA was prepared in 2010 for the adopted SEIR and assumed a maximum of 3,547 daily truck trips for the entire Meridian SP-5 project area. Meridian SP-5 project-level impacts with regard to the HRA were determined to be less than significant. Although the SP-5 SEIR traffic evaluation did not allocate truck trips to Unit 4-Lot 12 based on the minimal number of truck trips related to office uses, 294 truck trips were allocated for Planning Region C, Planning Area 6, which consists of Unit 4-Lots, 8 through 14, as shown in Appendix E. The allotment for each planning area is tracked using a spreadsheet, included as an attachment in Appendix E. The tracking spreadsheet accounts for the ADT and truck trips anticipated to be generated by each lot. The traffic evaluation for Unit 4-Lot 12 identified that trip generation for Lot 12 would be within the ADT and truck trips allocated for Planning Region C, Planning Area 6, accounting for the proposed development on Unit 4-Lots 8, 9, 10 and 11. Trips were also allocated for Unit 4-Lots 13 and 14, which have since been approved under a single project application for light manufacturing use and are expected to generate the equivalent of 581 external passenger car trips and 109 truck trips. The ADT for the land uses associated with the proposed Project includes 1,151 passenger cars trips and 23 heavy truck trips for a total of 1,174 trips. The passenger car trips utilized the internal capture of 13 percent

established in the Specific Plan, resulting in 1,047 external trips. This results in a remainder of 138 external daily trips and 185 truck trips remaining that are not used in Planning Region C, Planning Area 6. It should be noted that these truck trips do not exceed what was previously determined in the analysis for the SEIR. Nonetheless, health risk assessments and dispersion modeling were conducted for this Project site to determine if the truck trips occurring at this Project site due to minor land use modifications would result in new health risk impacts.

The modeling assumed a mix of diesel trucks based on California Air Resources Board (CARB) 2017 EMissions FACtor (EMFAC) data. For the Project's modeling scenario of loading dock emissions, EMFAC had the following diesel vehicle trip percentages: heavy-heavy duty trucks (4+ axle vehicles) make up 28 percent; medium-heavy duty trucks (3 axle vehicles) are 22 percent; and light-heavy duty trucks (2 axle vehicles) are 50 percent. For the Project's running exhaust truck emissions, EMFAC had the following diesel vehicle miles traveled percentages: heavy-heavy duty trucks make up 52-53 percent; medium-heavy duty trucks are 22-27 percent; and light-heavy duty trucks are 21-23 percent.

Based on the modeling results for the proposed Project, the maximum annual average diesel PM_{10} emission concentrations resulting from operation of the Project (23 daily trucks) would be 0.00055 µg/m3 at the greatest. The maximum annual average PM_{10} pollutant concentration would be experienced approximately 1,440 feet to the southeast of the Project site near the Riverside National Cemetery[2]. The Cancer risk calculations are based on the conservative assumption of an employee working 8-hour days, 5 days a week, year-round for a 30-year exposure period. The highest calculated carcinogenic risk from the Project is 0.30 per million for 30-year exposure. As such, impacts related to cancer risk and PM_{10} concentrations from heavy trucks would be less than significant at the nearest sensitive receptors to the Project site.

Non-Carcinogenic Hazards

The significance thresholds for toxic air contaminant (TAC) exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the Reference Exposure Level (REL) for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

Regarding acute exposure, the maximum hourly average PM_{10} emission concentrations from Project operations would be 0.00454 µg/m3 at the greatest. The maximum hourly average pollutant concentration would be experienced approximately 1,850 feet to the northwest of the Project site near the single-family residential neighborhoods along Greenlawn Street and Goshen Court. An acute or chronic hazard index of 1.0 is considered individually significant. The highest maximum chronic and acute hazard index associated with the emissions from the Project would be 0.0016 and 0.0019, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur. No new impacts associated with the proposed Project would occur.

d) As discussed in the Meridian SP-5 SEIR, all development within the Meridian Specific Plan area (including the proposed Project) would be required to comply with SCAQMD Rule 402, Nuisance. Compliance with SCAQMD Rule 402 would ensure that odorous emissions from the proposed Project would not cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. As such, a less than significant impact would occur in this regard.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-14, and IV.C-1-1 through IV.C-1-13, IV. C-1-19 and IV. C-4-1 from the SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation C-1: Preferential parking spaces shall be offered to car pools and van pools.

Mitigation C-2: Employers shall implement a compressed workweek schedule when feasible.

[2] The calculations conservatively assume no cleaner technology with lower emissions in future years.

Mitigation C-4: Employers shall provide on-site child care facilities when feasible.

Mitigation C-5: Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

Mitigation C-6: Projects shall provide for video conferencing facilities to the extent possible.

Mitigation C-7: Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

Mitigation C-8: Buildings shall be designed to reduce energy usage by utilizing solar or low emission water.

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-10: Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.

Mitigation C-11: Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

Mitigation C-13: Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.

Mitigation C-14: Landscape with appropriate drought-tolerant

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.C-1-1: Disturbed areas shall be covered with non-toxic soil stabilizers to inactive areas (previously graded areas inactive for ten days or more).

Mitigation IV.C-1-2: All disturbed areas shall be stabilized with the use of erosion control BMPs or a uniform established vegetative cover of 70 percent.

Mitigation IV.C-1-3: The construction contractor shall ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or shall maintain at least two feet of freeboard.

Mitigation IV.C-1-4: The construction contractor shall ensure that a reduced speed on unpaved roads shall be limited to 15 miles per hour or less.

Mitigation IV.C-1-5: The construction contractor shall manage haul road dust through the use of watering at least three times daily with equipment complying with SCAQMD Rule 1186 and 1186.1.

Mitigation IV.C-1-6: The construction contractor shall develop a fugitive dust control plan in accordance with the requirements of SCAQMD Rule 403.

Mitigation IV.C-1-7: The construction contractor shall be required to comply with SCAQMD Rule 2449 and be registered with the SCAQMD as a condition of permits.

Mitigation IV.C-1-8: The construction contractor shall utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. "Super-Compliant" VOC paints contain 10 grams/liter of VOCs or less.

Mitigation IV.C-1-9: The construction contractor shall ensure that a minimum of 50 percent of all construction vehicles engaged in mass grading activities shall be Tier 2, Tier 3, or higher.

Mitigation IV.C-1-10: The construction contractor shall utilize utility power from power lines/poles where available and feasible. In the unlikely event power for a pole is unavailable, a generator may be used.

Mitigation IV.C-1-11: The construction contractor shall be required to provide evidence that all construction equipment is properly maintained to reduce NO_X emissions to the extent possible.

Mitigation IV.C-1-12: The General Contractor shall post a publicly visible sign with a telephone number to contact regarding dust complaints.

Mitigation IV.C-1-13: No more than 100 acres shall be graded simultaneously on any single day during the initial development phase of construction. The construction contractor shall also ensure that the total building square footage constructed within the project does not exceed the building area identified in Table IV.C-4 (i.e., foundation construction, building construction, architectural coatings application) be conducted simultaneously on any single day.

Mitigation IV. C-1-23: To the extent feasible, the general contractor shall schedule construction truck trips during non-peak hours to reduce peak hour emissions.

Mitigation IV.C-4-1: All development shall comply with SCAQMD Rule 402. Any potential use on the Rule 402 list of uses shall require further environmental review.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV.	BIOLOGICAL RESOURCES. Would the project:				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	☐	☐	☒	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Findings:

The 1999 U.S. Fish and Wildlife Service (USFWS) Biological Opinion (BO) No. 1-6-99-F-13 for the reuse of the March Air Force Base (AFB), which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Wildlife (CDFW; formerly California Department of Fish and Game), addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo (LBV) and mountain plover. LBV, SKR and the mountain plover are known to occur in areas of the former March AFB. The BO concluded that development of the Meridian Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, LBV or mountain plover.

a & b) As discussed above, the BO concluded that development of the Meridian Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, LBV or mountain plover. No critical habitat has been designated for SKR within or adjacent to the Specific Plan, and therefore none would be affected. In 2009, the USFWS prepared a BO (FWS-WRIV-09B-221-09F1185) that addressed the increased population of LBV in the Specific Plan area. The riparian forest located in the southwestern portion of the North Campus and the north portion of the South Campus of the Specific Plan is occupied by LBV. The Meridian SP-5 was determined to impact 3.0 acres of LBV habitat at full buildout. The proposed mitigation to offset impacts to LBV from the Meridian Specific Plan includes conserving restoration areas and avoiding riparian drainages and upland buffers through the recordation of a conservation easement (recorded January 17, 2014). The conservation easement includes creation and restoration of 4.2 acres of LBV habitat. In addition, the Meridian SP-5 SEIR incorporated numerous conservation measures to avoid and/or minimize potential impacts to LBV and its habitat. In accordance with Mitigation Measure IV.D.1-1 of the Meridian SP-5 SEIR, vegetation clearing would be required to be conducted outside of the LBV nesting/breeding season to avoid disturbance to nesting adult LBVs and the destruction of active nests including eggs and nestlings. Taking into consideration all of the conservation measures and proposed mitigation, the USFWS concluded in the BO that the Meridian Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the LBV. The Project site is graded and therefore does not contain suitable habitat for LBV. However, the site is adjacent to occupied LBV habitat; and consequently, it is subject to Mitigation Measure IV.D.1-1.

Habitat for the Western burrowing owl was identified within the Meridian Specific Plan area. This species is listed by the State as a Species of Special Concern. The Meridian SP-5 SEIR outlines measures to minimize impacts to burrowing owls including pre-construction surveys and passive relocation measures. The Project would be required to conduct pre-construction surveys for burrowing owls, per Mitigation Measure IV.D.1-2 of the Meridian SP-5 SEIR. Should burrowing owls be detected during pre-construction surveys, passive relocation measures would be implemented to ensure that impacts would be less than significant.

Upon implementation of the Meridian SP-5 SEIR mitigation measures identified above, impacts to sensitive species and habitats would be less than significant. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

c) There are no Section 404 jurisdictional "waters of the U.S" identified within or adjacent to the Project site; therefore, no riparian, marsh, vernal pools, or coastal environments would be impacted by the development. The proposed Project was rough graded in 2003 under the original Section 404 permit (No. 200201578- RRS) and the Streambed Alteration Agreement (6-2002-291). Any jurisdictional waters of the U.S/State were removed at that time. Therefore, there are no jurisdictional areas located within the Project site. Thus, no impacts would occur as a result of the Project. No further environmental review is required.

d) The Project site is graded; therefore, it does not provide wildlife habitat other than a potential for suitable burrowing owl habitat described above. No established native resident or migratory wildlife corridors have been identified on the subject property. Therefore, the proposed Project would not substantially interfere with the movement of native or resident migratory species or their corridors or impede the use of native wildlife nursery sites. There are no new impacts as a result of the proposed Project. No further environmental review is required.

e & f) As stated above, the Project is consistent with the 2009 Biological Opinion and the Project site is not part of a Habitat Conservation Plan or Natural Community Conservation Plan. Moreover, the Project is consistent with the March JPA's General Plan and land use policies. There are no new impacts as a result of the proposed Project. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure A-4 from the 2003 Focused EIR and Mitigation Measure IV.D.1-2 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation A-4: Project detention basins shall have the following features to limit bird activity:

1. All detention basins shall have a draw down within 24 hours with the exception of the East Basin and the U4-E Basin. The East Basin shall have a draw down period of 39 to 42 hours during the interim development of Unit 4. The Unit 4-E Basin shall have a draw down period of 27 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 28 to 30 hours. The U4-E Basin will be designed in the ultimate condition to include a draw down period of 27 to 30 hours.

2. Standing water in all detention basins outside of the specified draw down times shall be addressed through the use of positive drainage techniques (grading, wet wells, french drains are some examples) by the Project sponsor.

3. Regular maintenance activities shall include the removal of vegetation.

4. March JPA shall monitor waterfowl activity during the rainy season in all detention basins. If waterfowl issues are identified during monitoring activities, then the March JPA and Project sponsor shall implement waterfowl control measures (netting and vegetation removal are some examples).

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.D.1-1 The following applicable requirements of this mitigation measure shall be implemented to reduce the impacts to LBV to below a level of significance:

- To avoid the direct loss of eggs and chicks, all vegetation shall be cleared outside the LBV breeding season (e.g., March 1 through August 15).
- Construction activities associated with the widening of Van Buren Boulevard and all lots adjacent to occupied LBV habitat shall be restricted during the LBV breeding season to avoid indirect impacts to the species from increased noise levels. In the event construction activities must occur during the breeding season, noise attenuation measures (e.g. noise walls or berms) and noise monitoring by qualified biologist will be required. Noise levels shall not exceed 60 dBA Leq in suitable occupied riparian habitat during the breeding season during one-hour internals. If noise levels exceed this threshold as determined by the monitoring biologist, construction activities shall cease or additional noise measures shall be incorporated to reduce construction-related noise levels to 60 dBA Leq or less.
- Temporary construction fencing shall be used to delineate constructing limits and will be maintained until construction is complete.
- All motorized construction equipment shall be kept within a staging area outside of the riparian habitat. The staging area shall not drain into the riparian habitat. Best management practices shall be implemented in order to direct the storm water runoff away from adjacent riparian areas. BMPs may include but are not limited to covering construction materials, perimeter gravel bags, and/or fiber rolls.

- Construction activities adjacent to the Conservation Area will be conducted during day light hours to avoid the use of night lighting that could increase predation rates and/or disrupt nesting LBVs.
- For the development of the Meridian lots adjacent to the Conservation Area, construction crews and field workers shall be provided training by the qualified biologist to avoid unnecessary impacts to LBV and its habitat in the area.
- Following construction, lighting of all developed areas adjacent to the Conservation Easement Areas shall be directed away from the Conservation Easement Areas to avoid increased predation and/or disruption of nesting LBV. Adjacent development lighting shall have cut-off fixtures (i.e., the bulb/source is not visible above the "horizontal") and will be shielded.
- All drainage from adjacent development within the Meridian development shall be directed away from the riparian areas to avoid the potential urban run-off contamination of LBV habitat.
- Temporary chain link fence shall be installed by the Project sponsor at the start of mass grading for those lots adjacent to the Conservation Easement areas. The temporary chain link fencing shall be replaced by the individual lot developer with a minimum 8" decorative masonry wall at the onset of fine grading improvements for each lot in accordance with the Meridian Compensatory Mitigation and Monitoring Plan (CMMP). The LLMD will be responsible for mending fences or walls that are adjacent to the Conservation Easement Areas.
- All lots within the Meridian development adjacent to the Conservation Easement Areas shall be landscaped with native and non-invasive plant materials to protect biological resources, such as habitat supporting LBV.
- Fuel modification will be evaluated by the County of Riverside Fire Department on an annual basis along the south and east boundaries of the existing residences adjacent to Conservation Easement Area 1. Fuel modification may be required within Conservation Area 1, not to exceed 30.5 m (100 ft) from the nearest structure unless otherwise determined by the County of Riverside Fire Department. If fuel modification must occur, it would be accomplished using hand tools and mowers to selectively thin hazardous vegetation or combustible material. Disking of vegetation is prohibited. Riparian areas will be avoided and fuel modification would occur no closer than 15.2 (50 ft) from the drip line of the riparian habitat. Fuel modification will be the responsibility of the March JPA who shall coordinate fuel modification efforts with the approved managing entity to ensure riparian zones are avoided.
- All new construction that will occur adjacent to Conservation Easement Areas 1 and 2 shall be designed such that no fuel modifications will be required within the conservation areas.

Mitigation IV.D.1-2: Preconstruction surveys would be conducted for burrowing owls prior to construction. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above.

Mitigation D -3: No construction activities shall occur during the nesting/breeding season until a qualified biologist has conducted a filed review of the affected areas for occupancy by least bell's vireo.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
V.	CULTURAL RESOURCES. Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR assessed the impacts to Cultural Resources within the Specific Plan area which includes the proposed Project area. The Cultural Resource Survey, Test, and Evaluation conducted by Tierra in December 2009 for the Meridian SP-5 SEIR discovered one previously unidentified cultural resource site, KHMR-1 in the North Campus of the Specific Plan. Based on the evaluation of KHMR-1 conducted by Tierra, no further work was recommended for KHMR-1 and the Project site is considered fully mitigated.

a-c) Senate Bill (SB) 18 (California Government Code Section 65352.3) requires local governments to consult with Native American tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to the adoption and amendment of general plans and specific plans. The consultation process requires (1) that local governments send the State Native American Heritage Commission (NAHC) information on a proposed project and request contact information for local Native American tribes; (2) that local governments then send information on the project to the tribes that the NAHC has identified and notify them of the opportunity to consult; (3) that the tribes have 90 days to respond on whether they want to consult or not, and (4) that consultation begins if requested by a tribe and there is no statutory limit on the duration of the consultation. If issues arise and consensus on mitigation cannot be reached, SB 18 allows a finding to be made that the suggested mitigation is infeasible.

In accordance with SB 18, the March JPA initiated tribal consultation with the Pechanga Band of Luiseño Indians in 2009. Per their request, a Native American monitor was present during surveying and construction in previously undisturbed soils. Unit 4, including the Project site, was surveyed in July 2009 by Tierra consultants and Mr. Banning Taylor representing the Pechanga tribe accompanied the survey crew as the Native American monitor. Historic and prehistoric cultural resources identified during the survey were recorded and submitted to the Eastern Information Center. Shortly after the SSP-5 SEIR was certified in 2010, Unit 4 was graded including Unit 4-Lot 9 and Unit4-Lot 12. A tribal monitor was present during grading activities in accordance with the SP-5 SEIR MMRP.

Based on the General Plan Amendment action requested as a part of the proposed Project, and in accordance with SB 18, March JPA has initiated tribal consultation. The Pechanga Band of Luiseño Indians, Pauma Band of Luiseno Indians, and the Morongo Band of Mission Indians have responded to the March JPA with requests for consultation and information. The March JPA has provided the requested project information and tribal consultation will be ongoing throughout the planning process.

As discussed above, the *Cultural Resource Survey, Test, and Evaluation* conducted by Tierra concluded that no further work was recommended for KHMR-1 and the Project site is considered fully mitigated. However, the Meridian SP-5 SEIR requires a professional archaeologist and Native American monitor all initial ground disturbing activity in native soils in the Meridian SP-5 area. The proposed Project is not located within an area of native soils. As documented in the *Geotechnical Engineering Investigation* (January 2017) and the *Updated Geotechnical Engineering Investigation* (April 2019; **Appendix B**) prepared for the proposed Project by NorCal Engineering, an engineered fill soil classifying as a brown, fine to medium grained, clayey to silty sand was

encountered at a depth of 1.5 to 4.5 feet. A natural undisturbed soil classified as brown, fine to medium grained, clayey sand was encountered beneath the fill and was observed to be dense and moist. In addition, a granitic bedrock was encountered at the surface and to a depth of 4.5 feet below ground surface in some locations. Mass grading of the North Campus began in 2003 and has since been completed. The rough grading resulted in the removal and replacement of native alluvial soils with the engineered fill soil. These grading activities, which reached depths of approximately 10 feet, did not expose any archaeological or paleontological resources on the Project site.

In the unlikely event that archaeological or paleontological resources are encountered at the time of final grading, Project construction, or any other time before Project completion, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Meridian SP-5 SEIR. The Coroner would be notified if human remains are located as required by the Public Resources Code and Health & Safety Code. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K1 through K5 and L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6 and IV.J-4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation K-1: All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

Mitigation K-3: All future development shall use proper erosion control measures during and following construction.

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.J-2-1: Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils (as shown in Figure IV.J-1) in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the agency during the AB 52 process (note which one or both), as

applicable. The developer shall coordinate with the Tribe(s) to develop Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the lead agency prior to the commencement of ground disturbing activities.

1. The Project Archaeologist, in consultation with interested tribes and the lead agency, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:

   a. Project grading and development scheduling;

   b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;

   c. The protocols and stipulations that the lead agency, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Mitigation IV.J-2-4: Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and

1. Treatment and Final Disposition: The developer shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the agency with evidence of same:

   a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;

   b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:

   c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and.

2. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the agency documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the

impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the lead agency, Eastern Information Center and consulting tribes.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Mitigation IV.J-2-6: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project sponsor, the Project Archaeologist, and the Tribe shall meet with the March JPA to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project sponsor and the Tribe cannot agree on the significance or the mitigation for such resources, the MJPA shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe.

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI.	ENERGY RESOURCES. Would the project:				
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts to Energy with respect to electricity and natural gas within the Utilities and Services Systems evaluation. The evaluation determined that there would be no significant impact to electricity or natural gas resources as a result of the Project. The 2003 identified mitigation (See Mitigation H-1 below), that would reduce impacts to Energy Resources to a less than significant level.

The Meridian SP-5 SEIR found that the changes proposed in the Specific Plan since the 2003 Focused EIR would not include revisions that are expected to change demand for electricity and natural gas services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Specific Plan were the same as evaluated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the proposed Project was not performed in the Meridian SP-5 SEIR.

The 2003 Focused EIR and Meridian SP-5 SEIR did not specifically evaluate Energy Resources as this was not a resource area required for evaluation under the CEQA Guidelines Appendix G Checklist. Energy Resources have been added to the CEQA Guidelines Appendix G Checklist as of January 1, 2019. However, the 2003 Focused EIR and Meridian SP-5 SEIR did evaluate electricity and natural gas. An evaluation of the Project's impacts on energy resources is included below.

Building Energy Conservation Standards

Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every three years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On June 10, 2015, the California Energy Commission (CEC) adopted the 2016 Building Energy Efficiency Standards, which went into effect on January 1, 2017. On May 9, 2018, the CEC adopted the 2019 Building Energy Efficiency Standards, which will take effect on January 1, 2020.

The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. Under the 2016 Standards, residential buildings are 28 percent more energy efficient and nonresidential buildings are 5 percent more energy efficient than under the 2013 Standards.[3] Buildings that are constructed in accordance with the 2013 Building Energy Efficiency Standards are 25 percent (residential) to 30 percent (nonresidential) more energy efficient than the prior 2008 standards as a result of better windows, insulation, lighting, ventilation systems, and other features.

The 2019 Standards will improve upon the 2016 Standards. Under the 2019 Title 24 standards, residential buildings

[3] California Energy Commission, 2016 Building Energy and Efficiency Standards Frequently Asked Questions Fact Sheet, Available at: https://www.energy.ca.gov/title24/2016standards/rulemaking/documents/2016_Building_Energy_Efficiency_Standards_FAQ.pdf, Accessed January 20, 2019.

are expected to be about 7 percent more energy efficient, and when the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet 2019 Title 24 standards would use about 53 percent less energy than those built to meet current standards.[4]

Senate Bill 350

Senate Bill (SB) 350 (de Leon) was signed into law in September 2015 and establishes tiered increases to the Renewable Portfolio Standard—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. SB 100 was signed into law September 2018 and increased the required Renewable Portfolio Standards.

Senate Bill 100

On September 10, 2018, Governor Brown signed SB 100. Under SB 100, the total kilowatt hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also establishes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Electricity

Southern California Edison (SCE) provides electricity to the Specific Plan. SCE currently has a 12 kV system in Meridian Parkway from Alessandro Boulevard to Opportunity Way. This system has been utilized for the individual buildings within the Specific Plan and would continue to be the source for future development within the proposed Project area. The SP-5 SEIR received a will serve letter dated December 10, 2009 from SCE, which stated that the electrical loads for the SP-5 are within the parameters of SCE's projected load growth in the area and therefore, SCE can adequately serve the Specific Plan, which includes the proposed Project.

Natural Gas

Southern California Gas Company (SCG) provides natural gas service to the Specific Plan. SCG has a 4-inch low pressure system in Meridian Parkway from Alessandro Boulevard to Opportunity Way. This system has been utilized for the individual buildings within the Specific Plan. There are plans to install a Gas Regulation Station on the south side of Van Buren near Meridian Parkway to continue to serve the North Campus including the proposed Project area.

Fuel

During construction, transportation energy use depends on the type and number of trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary. Most construction equipment during grading would be gas-powered or diesel-powered, and the later construction phases would require electricity-powered equipment. Impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure; impacts would not be significant.

During operations, energy consumption would be associated with employee vehicle trips; delivery and supply trucks; and trips by maintenance and repair crews. The City and surrounding areas are highly urbanized with numerous gasoline fuel facilities and infrastructure. Consequently, the proposed Project would not result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities. Additionally, fuel consumption associated with vehicle trips generated by the proposed Project would not be considered inefficient, wasteful, or unnecessary.

The proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

b) Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur.

As described in thresholds III.a and VIII.b, the Meridian SP-5 SEIR determined that implementation of Meridian SP-

[4] California Energy Commission, 2019 Building Energy and Efficiency Standards Frequently Asked Questions Fact Sheet, Available at: https://www.energy.ca.gov/title24/2019standards/documents/2018_Title_24_2019_Building_Standards_FAQ.pdf, Accessed January 20, 2019.

5 would result in less than significant impacts with regard to GHG reduction plan consistency. As discussed in the Meridian SP-5 SEIR, Meridian SP-5 would be consistent with Statewide goals and policies for reducing GHG emissions, as well as the State's recommended actions for reducing GHG emissions in the transportation, electricity and natural gas, green buildings, water, industry, forestry, recycling and water management, and agricultural sectors. As noted above, the Project's traffic generation (1,174 average ADT) would be similar to the volumes analyzed in the adopted SEIR. The Project would be required to implement all feasible GHG reduction measures (Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14 and B-4 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5). As such, the Project would not conflict with a state or local plan for renewable energy or energy efficiency.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-9, C-12 through C-14, B-4 through B-6, B-10, B-11, H-4, H-5, H-7, K-5, and IV.L-1.1 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation C-1: Preferential parking spaces shall be offered to car pools and van pools.

Mitigation C-2: Employers shall implement a compressed workweek schedule when feasible.

Mitigation C-4: Employers shall provide on-site child care facilities when feasible.

Mitigation C-5: Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

Mitigation C-6: Projects shall provide for video conferencing facilities to the extent possible.

Mitigation C-7: Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

Mitigation C-8: Buildings shall be designed to reduce energy usage by utilizing solar or low emission water.

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

Mitigation C-13: Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.

Mitigation C-14: Landscape with appropriate drought-tolerant

Mitigation B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation B-6: The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

Mitigation B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated

measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

Mitigation B-11: The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan area.

Mitigation H-4: The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or on-site composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of on-site grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

Mitigation H-7: The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

Mitigation K-5: All future development within the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.L-1.1: Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

Mitigation IV.L-1.3: Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.

Mitigation IV.L-1.4: The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide

and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

Mitigation IV.L-1.7:Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

Mitigation IV.L-1.8: Project shall include permanent TMA membership and funding requirement per the Specific Plan Amendment. Funding for trip-reduction measures shall be provided by the individual lot developers.

Mitigation IV.L-1.9: Project shall provide high density office or mixed-use proximate to transit. Project shall provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.

Mitigation IV.L-1.10: Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

Mitigation IV.L-1.13: Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit.

Mitigation IV.L-1.14: Project shall install Energy Star labeled roof materials.

Mitigation IV.L-1.15: Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

Mitigation IV.L-1.16: Project shall use ARB-certified diesel construction equipment.

Mitigation IV.L-1.17: Project sponsor shall encourage the recycling/reuse of demolished construction material.

Mitigation IV.L-1.18: Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.19: Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.20: Provide parking lot areas will include 40% tree coverage (approximately one tree for every 14 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

Mitigation IV.L-1.21: Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

Mitigation IV.L-1.22: Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

Mitigation IV.L-1.23: Provide light colored concrete paving in truck courts.

Mitigation IV.L-1.24: Provide electrical outlets at building exterior areas.

Mitigation IV.L-1.25: Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings.

Mitigation IV.L-1.26: Provide low flow and waterless fixtures for restroom facilities.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR determined that potential impacts to geology and soil resources had not changed since the 2003 March Business Center Focused EIR (which includes the proposed Project) and that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. Mitigation measures identified in the Meridian SP-5 SEIR are noted below. A *Geotechnical Engineering Investigation* was prepared for the proposed Project and is included as Appendix B. The *Geotechnical Engineering Investigation* included recommendations for placement of compacted fill and expansive soil guidelines.

a–e) As discussed above, the Meridian SP-5 SEIR determined that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. As identified by the 2003 Focused EIR, the Meridian Specific Plan, which includes the proposed Project, is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles northeast of the Elsinore-Whittier fault and 7 miles southwest of the San Jacinto fault, with no active faults in the Specific Plan area. The soils and sediments within the proposed Project area are considered stable with low potential for expansion or liquefaction. The *Geotechnical Engineering Investigation* (January 4, 2017; Appendix B) and *Updated Geotechnical Engineering Investigation* (April 4, 2019; Appendix B) prepared for the proposed Project by NorCal Engineering indicated that the Project site contains no known active or potentially active faults trending toward or through the site. The proposed Project lies outside of any Alquist Priolo Special Studies Zone and the potential for damage due to direct fault rupture is considered very unlikely. The proposed Project is not situated in an area of generalized liquefaction susceptibility and the potential for liquefaction to occur on the proposed Project site is considered to be very low due to the density of the subsurface soils and the shallow depth to bedrock.

The *Geotechnical Engineering Investigation and Update* found the near surface engineered fill soils on-site to be fine to medium grained, clayey to silty sand which was encountered to a depth of 1 to 4.5 feet. These soils were noted to be dense and moist. An undisturbed alluvial soil classifying as a brown, fine to medium grained clayey sand was encountered beneath the fill and observed to be dense and moist. A granitic bedrock was encountered at a depth of 4.5 feet below ground surface. The overall engineering characteristics of the earth material were relatively uniform with each excavation. No groundwater was encountered and no caving occurred.

As discussed in the Meridian SP-5 SEIR, the Specific Plan would be served by a sewer system, septic systems or alternative wastewater disposal systems would not be required. As specified in the Meridian SP-5 SEIR mitigation measures, the proposed Project shall be constructed in accordance with the Uniform Building Code (UBC) and California Building Code (CBC), as well as the *Geotechnical Engineering Investigation* conducted for the Project and the grading requirements contained within the March JPA Development Code. With implementation of the Meridian SP-5 SEIR mitigation measures, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K-1 through K-3 and K-5 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation K-1: All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

Mitigation K-3: All future development shall use proper erosion control measures during and following construction.

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VIII.	GREENHOUSE GAS EMISSIONS. Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR addressed greenhouse gas (GHG) emissions for the Specific Plan area which includes the proposed Project area. The Meridian SP-5 SEIR determined that the total emissions for the Specific Plan are estimated to be 12,043 metric tons of CO_2 for the duration of construction. In addition, the Meridian SP-5 SEIR analyzed operational GHG emissions under the Business As Usual (BAU) scenario, which assumes that future development trends within the Specific Plan area would follow those of the past and no changes in policies would take place. The operational GHG emissions analysis incorporated the range of uses anticipated to operate within the Specific Plan area and provided a breakdown of annual emissions per source, the primary sources being vehicular emissions and electricity use. Both the state of California and the federal government have adopted GHG emission reduction measures designed to reduce the amount of GHGs emitted from vehicles. GHG emissions were calculated for the Specific Plan based on implementation of these adopted measures.

Potential impacts associated with the development of three one-story office buildings on Unit 4-Lot 9 were evaluated by the March JPA and determined to be in substantial conformance with Plot Plan 17-05. Accordingly, an NOE for Unit 4-Lot 9 was filed on April 11, 2019. The proposed zone change would allow for these buildings to be constructed as approved and consistent with the requested MU zoning. Only the potential impacts associated with the rezone of the three buildings from OF to MU on Unit 4-Lot 9, the development of five concrete tilt-up buildings on Unit 4-Lot 12, and the rezone from OF to MU on Unit 4-Lot 12 are evaluated in this Initial Study, below.

a) The Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in long-term operational GHG emissions that would exceed the California Air Resources Board (CARB) and SCAQMD thresholds. The Project's traffic volumes (1,174 ADT) would be similar to the volumes analyzed in the adopted SEIR. SCAQMD is proposing a screening threshold of 10,000 metric tons of CO2e (MTCO2e) per year for industrial projects and 3,000 MTCO2e for non-industrial projects. SCAQMD concluded that projects with emissions less than the screening threshold would not result in a significant cumulative impact. According to CalEEMod (Appendix A), the proposed Project would have approximately 1,952 MTCO2e of operational emissions. As such, the proposed Project's individual contribution would be less than significant. However, the Project's contribution to Meridian SP-5's GHG operational emissions exceedances would be considered significant. A significant and unavoidable impact would occur in this regard. No new impacts would occur.

b) The Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in less than significant impacts with regard to GHG reduction plan consistency. As discussed in the Meridian SP-5 SEIR, Meridian SP-5 would be consistent with Statewide goals and policies for reducing GHG emissions, as well as the State's recommended actions for reducing GHG emissions in the transportation, electricity and natural gas, green buildings, water, industry, forestry, recycling and water management, and agricultural sectors. A Traffic Consistency Memorandum for Unit 4-Lot 9 (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed the site as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 8, 9, 10, and 11) and found the

revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van Buren Site B. As noted above, the traffic generation for Unit 4-Lot 12 (1,174 average ADT) would also be similar to the volumes analyzed in the adopted SEIR. The Project would be required to implement all feasible GHG reduction measures (Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14 and B-4 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5). As such, the Project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing GHG emissions. A less than significant impact would occur in this regard.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-9, C-12 through C-14, B-4 through B-6, B-10, B-11, H-4, H-5, H-7, K-5, and IV.L-1.1 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation C-1: Preferential parking spaces shall be offered to car pools and van pools.

Mitigation C-2: Employers shall implement a compressed workweek schedule when feasible.

Mitigation C-4: Employers shall provide on-site child care facilities when feasible.

Mitigation C-5: Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

Mitigation C-6: Projects shall provide for video conferencing facilities to the extent possible.

Mitigation C-7: Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

Mitigation C-8: Buildings shall be designed to reduce energy usage by utilizing solar or low emission water.

Mitigation C-9: CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.

Mitigation C-12: A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

Mitigation C-13: Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.

Mitigation C-14: Landscape with appropriate drought-tolerant

Mitigation B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation B-6: The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

Mitigation B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated

measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

Mitigation H-4: The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or on-site composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of on-site grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

Mitigation H-7: The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

Mitigation K-5: All future development within the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.L-1.1: Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

Mitigation IV.L-1.3: Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides. Mitigation IV.L-1.4: The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

Mitigation IV.L-1.6: Project design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to Project site are minimum of five feet wide. All sidewalks feature vertical curbs. Roadways that converge internally within the project are routed in such a way as to avoid "skewed intersections;" which are intersections that meet at acute, rather than right, angles. Intersections internal and adjacent to the project shall feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, countdown signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel).

Mitigation IV.L-1.7: Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

Mitigation IV.L-1.8: Project shall include permanent TMA membership and funding requirement per the Specific Plan Amendment. Funding for trip-reduction measures shall be provided by the individual lot developers.

Mitigation IV.L-1.9: Project shall provide high density office or mixed-use proximate to transit. Project shall provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.

Mitigation IV.L-1.10: Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

Mitigation IV.L-1.13: Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit.

Mitigation IV.L-1.14: Project shall install Energy Star labeled roof materials.

Mitigation IV.L-1.15: Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

Mitigation IV.L-1.16: Project shall use ARB-certified diesel construction equipment.

Mitigation IV.L-1.17: Project sponsor shall encourage the recycling/reuse of demolished construction material.

Mitigation IV.L-1.18: Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.19: Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

Mitigation IV.L-1.20: Provide parking lot areas will include 40% tree coverage (approximately one tree for every 14 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

Mitigation IV.L-1.21: Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

Mitigation IV.L-1.22: Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

Mitigation IV.L-1.23: Provide light colored concrete paving in truck courts.

Mitigation IV.L-1.24: Provide electrical outlets at building exterior areas.

Mitigation IV.L-1.25: Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings.

Mitigation IV.L-1.26: Provide low flow and waterless fixtures for restroom facilities.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IX.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would result in less than significant impacts with mitigation incorporated to hazards and hazardous materials. The Meridian SP-5 SEIR found that the March ARB is included in several federal, state, and local environmental databases including the National Priority List (NPL) or Superfund, the comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Resource Conservation and Recovery Act Large Quantity Generators (RCRA-LQG), US Engineering Controls, US Institutional Controls, and the Department of Toxic Substances Control (DTSC) Cortese

database, Leaking Underground Storage Tanks (LUST) database, plus several others that contain both spill and administrative violations. No LUST cases were identified within the Specific Plan area; however, the Meridian SP-5 SEIR identified 14 LUST cases within approximately 1 mile of the Specific Plan area. The Meridian SP-5 SEIR also noted that as part of the realignment process, a Finding of Suitability for Transfer (FOST) was prepared for the parcels transferred to the March JPA. The FOST required federal agencies to execute a contract stating that the parcel of land being transferred would be remediated before the transfer could take place. Remediation includes the removal of all materials that could cause harm to the environment or human health. The Meridian Specific Plan encompasses three sites identified in the FOST. The Meridian SP-5 SEIR also examined the one site previously identified in the Base's Installation Restoration Program (IRP) investigations. This site contained a small benzene groundwater plume and was addressed in the 2003 Focused EIR. On August 21, 2003, the RWQCB, Santa Ana Region, issued final closure of this site; therefore, no further action related to this location is required.

The Meridian SP-5 SEIR noted that the Specific Plan is located adjacent to an existing military and civilian airport with an active runway. The Air Force has defined a set of Accident Potential Zones (APZ)s for use in the Air Installation Compatibility Use Zone (AICUZ) Study, and development within the portions of these lots within the APZs limits building height to a single story. Limitations also include overall building area, persons per acre density and other criteria as defined in March JPA Resolution #08-01. Based on the requested zone change and associated General Plan Amendment and Specific Plan Amendment, the proposed Project will require review by the Riverside County Airport Land Use Commission (ALUC).

The Meridian SP-5 SEIR concluded that compliance with the applicable 2003 Focused EIR mitigation measures, and the incorporation of additional mitigation measures identified below, would result in a less than significant impact with mitigation incorporated to hazards and hazardous materials. A Phase I Environmental Site Assessment (ESA), was prepared for the proposed Project by Environmental & Regulatory Specialists, Inc. (December 2016) and is provided as **Appendix C**; the results are summarized herein. A Phase I Environmental Site Assessment was also prepared for Unit 4-Lot 9 as a part of the application process for Plot Plan 17-05. The evaluation in the Phase I ESA for Unit 4-Lot 9 was based on the history of the surrounding uses, which would not change due to the minor site plan changes evaluated as a part of the Substantial Conformance No. 1 for Plot Plan 17-05. The rezoning of Unit 4-Lot 9 from OF to MU does not require an ESA, as an ESA addresses hazards related to current and past operations associated with the site and the surrounding area, it does not address future hazards or potential hazards related to proposed uses. Thus, a Phase I ESA was not included in this analysis for the rezoning of Unit 4-Lot 9, however potential impacts related to hazards and hazardous materials resulting from the rezoning of Unit 4-Lot 9 are discussed below.

a & b) Per the *Phase I Environmental Site Assessment* prepared for Unit 4-Lot 12, the Unit 4-Lot 12 has been graded in preparation for commercial development and is relatively flat. Historical aerial photographs show the Unit 4-Lot 12 site as disturbed open space in 1938. The 1949 aerial photograph shows Unit 4-Lot 12 and vicinity are under use as March AFB. There are buildings on Unit 4-Lot 12 and to the south and north. In 1953, the Arnold Heights residential base housing development replaced the buildings to the north of Unit 4-Lot 12. In 1967, one of the buildings on the Unit 4-Lot 12 site was removed. In 2009, Arnold Heights residential development was removed. In 1978 the industrial uses south of the Project site were replaced by the Riverside National Cemetery. From 2009 through 2012 the site remained vacant and industrial buildings and new paved roadways are visible north and east of the Project site. The Project site was graded in 2003 with the mass grading activities associated with the Meridian Business Park development.

The Project site occupies part of the former March Air Force Base (a Superfund site). March Air Force Base has been remediated and most of its land transferred to other uses. There were fifty-five environmental concerns on nearby properties that were flagged and reviewed. Environmental & Regulatory Specialists concluded there is no evidence of recognized environmental conditions for nearby locations, on the Project site or a likelihood of vapor encroachment on the Project site.

Once the proposed Project is constructed, hazardous materials would be limited to those associated with warehouse and storage facilities, business park type uses and office buildings. These include cleaners, paints, solvents; and fertilizers and pesticides for site landscaping. Because these materials are used in very limited quantities, they are not considered a hazard to the public. Future Project operations that use, generate, or store hazardous materials would be required to comply with the applicable federal, state, and local health and safety regulations regarding these substances to avoid impacts to the public or environment. Per Mitigation Measure IV.E.1-1 of the Meridian SP-5 SEIR, a risk management plan (RMP) would be prepared and implemented for operations that would store, handle, or use hazardous materials in excess of state and/or federal threshold quantities. The RMP must include hazard assessment, release prevention training, and emergency response planning components, as described further in Section IV.E, *Hazards and Hazardous Materials*, of the Meridian SP-5 SEIR. Adherence to these requirements would reduce potential Project impacts to less than significant. Moreover, the proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. The zone change proposed for Unit 4-Lots 9 and 12 would allow for an array of permitted uses as described in the Meridian North Campus Specific Plan (SP-5).

With the approval of a CUP, the buildings proposed for Unit 4-Lot 12 could also operate as a business enterprise use, which is considered a conditionally permitted use within the MU zone per the Meridian North Campus Specific Plan (SP-5). Although the change in zone would allow for different uses than are allowed under the current zoning, any uses that would utilize hazardous materials would be required to comply with Section 9.08.090 of the March Development Code, which identifies requirements related to the transportation, use, storage, treatment and disposal of hazardous materials within the March JPA Planning Area. Accordingly, no new impacts are anticipated and no further environmental review is required.

c) The closest school is Tomas Rivera Elementary School which is located approximately 1.5 miles west of the Project site. The Project site is not located within the 0.25-mile school buffer overlay for the Tomas Rivera Elementary School or within 0.25 miles of any other school. As a result, no impacts are anticipated.

d) According to Section IV.E of the Meridian SP-5 SEIR, the Project site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No significant adverse impacts relative to hazardous materials sites would result with Project implementation. No further environmental review is required.

e) The proposed Project is not located within the vicinity of a private airstrip and the proposed Project is not located within the Clear Zone, APZ I or APZ II as shown in the 2005 March ARB AICUZ. Based on the requested zone change and associated General Plan Amendment and Specific Plan Amendment, the proposed Project will be reviewed by ALUC to determine consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project would comply with the conditions identified by the ALUC, and therefore, would not result in a safety hazard for people residing or working in the Project area. Thus, no further environmental review is required.

f) The March JPA adopted the March Area Emergency Resource Guide in 2008. The Guide provides a list of resources and contact information for emergency resources in the area, including local hospitals, animal disaster resources, law enforcement, fire protection, airports/air services, emergency services for the March Inland Port, mass transportation information, nearby health care clinics, utilities providers, pharmacies, and ambulance resources. According to the Meridian SP-5 SEIR, the Specific Plan is consistent with the March Area Emergency Resource Guide because the construction and operation of individual projects within the Specific Plan area would not result in a physical interference with emergency routes. Moreover, primary access to all roads within the Specific Plan would be maintained during construction of the proposed Project. The proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

g) According to the Western Riverside County Wildfire Susceptibility Map, the Meridian Specific Plan is not located within a fire hazard zone. Additionally, the proposed Project is located on previously graded lots within an area that is developed or proposed to be developed with industrial or commercial uses. A vacant parcel entitled for Business Park uses and an occupied industrial facility are to the north of Unit 4-Lot 9 and a conservation easement to the north of Unit 4-Lot 12. Vacant parcels entitled for Office and Mixed Use are located to the east of both Unit 4-Lot 9 and Lot 12. The Riverside National Cemetery is located south of the site, beyond Van Buren Boulevard. An entitled three-story office building is located to the west of Unit 4-Lot 9 and vacant, disturbed land is located west of Unit 4-Lot 12. This undeveloped area west of Unit 4-Lot 12 was placed in a conservation easement as part of the Section 7 consultation for impacts to LBV. The portion placed into conservation would be maintained as open space in perpetuity for biological purposes. However, County of Riverside Ordinance No. 695 requires hazardous vegetation abatement within 100 feet of an unimproved parcel adjacent to a roadway or 100 feet of a structure on an improved parcel adjacent to an unimproved parcel. Since this ordinance applies to the conservation easement to the west of the Project site, vegetation removal, if necessary would need to occur within the boundaries of the proposed Project and not within the conservation easement. Adherence to the County ordinance and standards would reduce the exposure to wildland fires to less than significant. The Project would not generate significant impacts related to exposure of people or structures to wildland fire hazards not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure IV.E.1-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.E.1-1: Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
X.	HYDROLOGY AND WATER QUALITY. Would the project:				
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i)	Result in substantial erosion or siltation on- or off-site?				
ii)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?				
iii)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
iv)	Impede or redirect flood flows?				
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR analyzed an Ultimate Drainage Conditions Study which was prepared for the Meridian SP-5 SEIR to review previous drainage analyses for the Meridian Specific Plan area and confirm that the findings from the 2003 Focused EIR remained valid. This study evaluated the interim East Detention Basin contemplated with Unit 4, which captures Project area runoff and intercepts and detains off-site flow from the South Campus, the Future Development Area, and the Orangecrest residential development further to the west of the proposed Project area. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to hydrology with mitigation incorporated. As described in Section IV.F, *Hydrology/Water Quality*, of the Meridian SP-5 SEIR, the Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for regulating stormwater discharges and maintaining the quality of water resources within the northwestern portion of Riverside County, including the proposed Project. Construction activities, storm drain systems, and point-source discharges associated with individual projects within the Specific Plan area would be required to obtain authorization by the Santa Ana RWQCB and coverage under a National Pollutant Discharge Elimination System (NPDES) permit, per Section 402 of the Clean Water Act. A *Preliminary Water Quality Management Plan* was prepared for the proposed Project by Tory R. Walker Engineering, Inc. (April 16, 2019) and is provided as **Appendix D**; the results are summarized herein.

a) The proposed Project would include the construction of impermeable surfaces (i.e., pavement and structures) on Unit 4-Lot 12, and would be required to obtain a NPDES permit to address water quality impacts. Prior to issuance of the NPDES permit, the Project would prepare a Stormwater Pollution Prevention Plan (SWPPP), consistent with the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit). The SWPPP would incorporate best management practices (BMPs) similar to those described in the Meridian SP-5 Meridian SP-5 SEIR that would be employed to prevent stormwater pollutants from leaving the Project site during construction (e.g., gravel bags, silt fence, fiber rolls, etc.). Additionally, the Project would be required to prepare a Water Quality Management Plan (WQMP) in accordance with the NPDES Permit No CAS618033 Order No. R8-2010-0033. Preparation and implementation of a SWPPP and WQMP, as well as implementation of design, source control and/or treatment BMPs recommended in the Meridian SP-5 SEIR, would reduce potential impacts to water quality during construction and avoid violations of water quality standards.

   Non-point source surface water from impervious surfaces within the Project site may contain contaminants or increased sediment loads that would increase pollution within the local storm drain system. Implementation of the proposed Project would involve construction of five concrete tilt-up buildings with a combined square footage of 91,987 sf. Stormwater runoff would be treated with Best Management Practices (BMPs) on-site prior to discharging into the to the South Channel Basin through the master planned off-site storm drain. The on-site BMPs and South Channel Basin would treat storm water prior to discharging to the off-site MS4 and avoid violations of the water quality standards. The proposed Project would not introduce any new impacts not previously addressed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) Although the proposed Project does not involve the extraction of groundwater, the introduction of impervious surfaces within a graded, vacant site would reduce percolation and recharge of groundwater on site. As described above, stormwater would be collected and discharged east into the existing South Channel Basin. As analyzed in the Meridian SP-5 SEIR, the South Channel Basin would allow percolation and recharge of groundwater, and would mitigate Project impacts. Therefore, no further environmental review is required. The overall drainage pattern would be preserved and runoff from the site would discharge to the South Channel Basin through the master planned off-site storm drain. Per the site's geotechnical engineering investigation and working knowledge of poor infiltration characteristics throughout the March JPA area, the WQMP determined infiltration to be infeasible for the low impact development (LID) BMP design.

   As discussed in the Meridian SP-5 SEIR, appropriate BMP associated with the required NPDES permit and all other existing federal and state regulations regarding water quality would be adhered to by the Specific Plan and associated individual projects, as required through the Storm Water Pollution Prevention Plan (SWPPP). Therefore, impacts to groundwater from the proposed Project would be less than significant.

c i) As previously discussed, the Project site is located on graded areas (rough graded per the March Business Center Tentative Parcel Map for portions of the Meridian North Campus). The proposed Project would not substantially alter the existing drainage patterns of Unit 4-Lot 12 or the vicinity. The completed Project would continue to drain to the South Channel Basin. The South Channel Basin would detain and treat storm water runoff prior to discharge to the downstream MS4 drain system, thus, minimizing potential for flooding to occur on or off site. Also, the Project site does not include any streams or rivers that could be altered by the proposed Project.

Therefore, impacts to the drainage pattern and issues related to flooding would be less than significant and consistent with those analyzed in the Meridian SP-5 SEIR. No further environmental review is required.

c ii) Refer to Response IX. (a), above. The proposed Project is required to prepare a SWPPP under the NPDES Construction General Permit to implement BMPs to minimize storm water runoff during construction of Unit 4-Lot 12. In addition, the New Development & Redevelopment Guidelines for Projects Under the March Joint Powers Authority (January 9, 2008) include post-construction management requirements to control storm water runoff. Implementation of a SWPPP and the mitigation measures listed in Section F of the Meridian SP-5 SEIR for post-construction BMPs would reduce the possible impacts of additional runoff to the storm water drainage system resulting from the proposed Project to less than significant. No further environmental review is required.

c iii & iv) Water quality impacts other than those described in Response IX. (a) above are not anticipated with implementation of the proposed Project. Therefore, impacts resulting from the Project would be less than significant and consistent with those analyzed in the Meridian SP-5 SEIR. No further environmental review is required.

d) As indicated in the Meridian SP-5 SEIR, the Specific Plan area, including the proposed Project site, is located approximately 75 miles from the Pacific Ocean and is not downstream of a significant body of water. Therefore, there is no risk of exposure to inundation by seiche or tsunami. Although areas to the west of the proposed Project are slightly higher in elevation, these areas are developed and vegetated so the potential for a mudflow is unlikely. No further environmental review is required.

e) Refer to Response IX. (a0 and (b) above. The proposed Project would not conflict with a Water Quality Control Plan or Groundwater Management Plan. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures F-2 and F-3 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation F-1: Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.

Mitigation F-2: The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.

Mitigation F-3: Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XI.	LAND USE AND PLANNING. Would the project:				
a)	Physically divide an established community?	☐	☐	☒	☐
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, was consistent with regionally relevant plans, including the Southern California Association of Government's Regional Transportation Plan (RTP) and Growth Visioning Principles and Senate Bill 375. Furthermore, given the fact that the Specific Plan Amendment did not alter or propose new land use designations, only the acreages associated with those designations, the Meridian SP-5 SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and the Specific Plan, as well as the March JPA Development Code. The Specific Plan Amendment was also found to be consistent with the compatibility policies contained within the 2005 AICUZ for March ARB, the Riverside County Airport Land Use Plan (ALUP), and Draft March ARB/Inland Port Airport Joint Land Use Study (March JPA 2010).

The proposed Project would require approval by the March JPA of a Master Plot Plan, a General Plan Amendment, a Specific Plan Amendment to allow for a zone change from OF to MU, and Conditional Use Permits for Buildings 1 through 5 on Unit 4-Lot 12. The zone change would also apply to Unit 4-Lot 9. The Master Plot Plan would allow for the development of five concrete tilt-up buildings on Unit 4-Lot 12, ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf. The General Plan Amendment would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. A Specific Plan Amendment would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU.

a) The proposed Project is located within the Meridian Specific Plan and is currently zoned as OF. The proposed Project would require a General Plan Amendment and a Specific Plan Amendment to allow for a zone change to MU for Unit 4-Lot 9 and Unit 4-Lot 12. Implementation of the proposed Project would also include the construction of five buildings on Unit 4-Lot 12, which would operate with a mix of permitted business park and the conditionally permitted business enterprise uses. The Project site has been mass graded and is currently vacant. The Project would not expand the boundaries of the Specific Plan area or introduce land use designations that would divide an existing community, as no residential communities or community facilities are located adjacent to the Specific Plan area. No impact would occur.

b) The proposed Project is located within Airport Influence Area (AIA) II, Zone C1, of the ALUP. The ALUP provides development standards for the AIA including land use criteria and building height requirements. Based on the requested zone change and associated General Plan Amendment and Specific Plan Amendments, the proposed Project will require review and approval by ALUC to determine consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

   The Meridian SP-5 SEIR evaluated the impact of implementation of the Meridian SP-5 Specific Plan and found that the land use modifications related to the Specific Plan were consistent with the SCAG Regional Transportation Plan goals, the March JPA General Plan goals. Furthermore, the Meridian SP-5 Specific Plan would continue to be subject to the requirements of the March Development Code, ALUC, the March AFB Master Reuse Plan and the March JPA Redevelopment Plan. The zone change requested to allow for the proposed Project would not prevent the proposed Project from complying with applicable land use plans, policies, or regulations. The proposed uses would not generate significant impacts not previously analyzed in the Meridian SP-5 SEIR as the proposed business park and business enterprise uses are included as permitted and conditionally

permitted uses within the Meridian SP-5 and therefore, were accounted for as potential uses within the impact analysis of the Meridian SP-5 SEIR. The proposed Project would continue to be subject to any applicable mitigation incorporated into the 2003 Focused EIR and the Meridian SP-5 SEIR in order to comply with applicable land use plans, policies, or regulations. The Meridian SP-5 SEIR found the impacts to be less than significant. Thus, impacts would be no greater than what was analyzed in the previously certified Meridian SP-5 SEIR. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR Mitigation Measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures A-1, A-2 and A-4 from the 2003 Focused EIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation A-2: As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.

Mitigation A-4: Project detention basins shall have the following features to limit bird activity:

1. All detention basins shall draw down within 24 hours with the exception of the East Basin and the U4-E Basin. The East Basin shall have a draw down period of 39 to 42 hours during the interim development of Unit 4. The U4-E Basin shall have a draw down period of 27 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 28 to 30 hours. The U4-E Basin will be designed in the ultimate condition to include a draw down period of 27 to 30 hours.
2. Standing water in all detention basins outside of the specified drawdown times shall be addressed through the use of positive drainage techniques (grading, wet wells, french drains are some examples) by the Project sponsor.
3. March JPA shall monitor waterfowl activity during the rainy season in all detention basins. If waterfowl issues are identified during monitoring activities, then the March JPA and Project sponsor shall implement waterfowl control measures (netting and vegetation removal are some examples).

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XII.	MINERAL RESOURCES. Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR found no significant mineral deposits within the Specific Plan area which includes the proposed Project area. Furthermore, the Meridian SP-5 SEIR noted that the California Department of Conservation, Division of Mines and Geology identifies Mineral Resource Zones within Riverside County; and determined that no Mineral Resource Zones exist within the Specific Plan area, inclusive of the proposed Project area.

a & b) The Meridian SP-5 SEIR identified no changes in the findings or impacts of the 2003 Focused EIR and found impacts to Mineral Resources related to the implementation of the Specific Plan area to be less than significant. The proposed Project area is within the Specific Plan area that was evaluated in the Meridian SP-5 SEIR. The proposed Project site is not located within a Mineral Resource Zone as identified by the California Department of Conservation, Division of Mines and Geology and significant mineral deposits are not known to exist within the proposed Project area. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR Mitigation Measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding Mitigation Measures for mineral resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIII.	NOISE. Would the project result in:				
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Findings:

As described in Section IV.H of the Meridian SP-5 SEIR, potential noise increases associated with the Specific Plan Amendment would be within the levels permitted by the March JPA Development Code, as well as the City and County of Riverside noise standards. The mitigation measures identified in the Meridian SP-5 SEIR limits the noise levels at the lot boundaries for stationary noise and would be applicable to the proposed Project. Upon implementation of the Meridian SP-5 SEIR mitigation measures identified below, noise impacts would be less than significant.

Potential impacts associated with development of three one-story office buildings on Unit 4-Lot 9 were evaluated by the March JPA and determined to be in substantial conformance with Plot Plan 17-05. Accordingly, an NOE for Unit 4-Lot 9 was filed on April 11, 2019. Only the potential impacts associated with the rezone of the three buildings from OF to MU on Unit 4-Lot 9, the development of five concrete tilt-up buildings on Unit 4-Lot 12, and the rezone from OF to MU on Unit 4-Lot 12 are also evaluated in the discussion below.

a) The Meridian SP-5 SEIR analyzed the noise impacts for the Specific Plan Amendment area, which includes the proposed Project. The noise analysis included in the SEIR was based on the regulatory requirements and noise generation factors resulting from land uses proposed as a part of the Specific Plan Amendment. As described in Section IV.H of the Meridian SP-5 SEIR, potential noise increases associated with the Specific Plan Amendment would be within the levels permitted by the March JPA Development Code, as well as the City and County of Riverside noise standards. The mitigation measures identified in the Meridian SP-5 SEIR limits the noise levels at the lot boundaries for stationary noise and would be applicable to the proposed Project. The proposed uses are consistent with development assumed in the SEIR and would not generate abnormal noise levels. Noise associated with the proposed Project is anticipated to primarily be from vehicle-related noise. A Traffic Consistency Memorandum for Unit 4-Lot 9 (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed the site as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 9) and found the revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van

Buren Site B. The anticipated average daily traffic (ADT) for the land uses associated with Unit 4-Lot 12 includes 1,151 passenger cars trips and 23 heavy truck trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,047 external trips. As part of the approval of the Unit 4-Lots 8, 9, 10 and 11development, trips originally allocated to Unit 4-Lot 12, the parcel for this proposed development, were transferred. This was agreed upon to allow the development for Unit 4-Lots 8, 9, 10 and 11 to move forward with estimated trips in excess of original estimates. A total of 2,684 average daily trips (ADT) were transferred. This results in a maximum trip generation limit of 1,209 external ADT for Unit 4-Lot 12 (this Project). Unit 4-Lots 13 and 14 were approved under a single project application for light manufacturing use and are expected to generate the equivalent of 581 external passenger car trips and 109 truck trips. Given the approval of Unit 4-Lots 13 and 14, with the requested approval of the proposed development, all lots within Planning Region C, Planning Area 6 will be built out. Therefore, noise generated by the additional truck and passenger trips associated with the Project are not anticipated to exceed the noise levels identified in the Meridian SP-5 SEIR as a whole. Thus, the proposed Project would not result in new noise-related stationary or vehicular impacts not considered in the Meridian SP-5 SEIR.

Construction-related activities would temporarily increase ambient noise levels in the proposed Project vicinity. Construction-related noise levels at and near the Project site would fluctuate depending on the level and type of construction activity on a given day. The analysis performed in the Meridian SP-5 SEIR used conservative assumptions to calculate worst-case construction noise levels. Noise from Project construction activities could be audible at adjacent commercial uses and at the nearest residential land uses. Construction noise would be intermittent and last for several days or a few weeks. As discussed in the Meridian SP-5 SEIR, short-term noise impacts associated with demolition, excavation, earth moving, and construction activities would be considered less than significant if: 1) construction activities are limited to daytime hours; 2) construction equipment is equipped with noise control filters, as appropriate; and 3) construction activity is monitored to ensure that noise reduction specifications and guidelines are met. Project construction would be implemented in accordance with these conditions. It is not anticipated that construction of the proposed Project would result in new short-term noise impacts or increase the severity of impacts previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) The proposed Project is not anticipated to involve heavy manufacturing, drilling, or other subterranean activities that would generate excessive groundborne vibration or elevated noise levels associated with such activities. In addition, construction activities associated with the proposed Project are not anticipated to involve pile driving or blasting. Therefore, no impact related to groundborne vibration would occur. No further environmental review is required.

c) Unit 4-Lot 12 is not located within the March ARB noise contours estimated in the 2003 Focused EIR and carried forward in the Meridian SP-5 SEIR. The proposed Project is not a sensitive land use and is considered an acceptable use within the noise contours identified in the Meridian SP-5 SEIR. The Project land use is consistent with the 2005 AICUZ and ALUP. The 2003 Focused EIR incorporated mitigation measures which require individual developments to comply with ALUP policies and requirements. The proposed Project is consistent with the 2003 Focused EIR and Meridian SP-5 SEIR assumptions. In addition, the proposed Project is not located within the vicinity of a private airstrip. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures J-2 through J-4, J-6 and J-7 from the 2003 Focused EIR and Mitigation Measures IV.H-1-1 through IV.H-1-4 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation Measure J-2: All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Mitigation Measure J-3: Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.

Mitigation Measure J-4: Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.

Mitigation Measure J-6: Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.

Mitigation Measure J-7: Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.H-1-1: Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

Mitigation Measure IV.H-1-2: Comply with the design requirements of the March JPA Development Code as follows:

- Outdoor loudspeakers of automobile facilities should be calibrated to produce no more than 45 dBA at a boundary abutting a residential or a maximum of 65 dBA abutting non-residential districts.

- All noise generating equipment of automobile facilities exposed to the exterior should be muffled with sound absorbing materials, and would not be operated before 8:00 a.m. or after 6:00 p.m.
- Rooftop storage areas of automobile facilities should be screened with noise absorbing materials to minimize noise impacts on adjacent properties.
- Any drive-up or drive-through speaker system of restaurants should not be detectable above daytime ambient noise levels beyond the property boundaries. The system should be designed to compensate for ambient noise levels in the immediate area, and should not be located within 100 feet of any residential district or any property used for residential uses.
- Noise levels of recycling facilities should not exceed 55 dBA as measured at the property line of residentially zoned property, or otherwise would not exceed 70 dBA.
- If a recycling facility is located within 500 feet of property zoned, planned or occupied for residential use, it should not be in operation between 7:00 p.m. and 7:00 a.m.
- All commercial and industrial uses should be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices not exceed 55 dBA at any one time beyond the boundaries of the property.

Mitigation Measure IV.H-1-3: Design each lot in such a manner as to not exceed the sound levels at exterior noise-sensitive areas as identified in Figure IV.H-3: State of California Noise Compatibility Chart.

Mitigation Measure IV.H-1-4: Prior to obtaining a building permit, submit a site/building-specific acoustical analysis prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms, classrooms, and other interior noise-sensitive areas do not exceed 45 dBA Ldn or CNEL. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIV.	POPULATION AND HOUSING. Would the project:				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would result in a less than significant impact to population and housing. The Meridian Specific Plan proposed the establishment of an employment center with no associated residential development. The Meridian SP-5 SEIR found that the surrounding area consisted of mostly residential development which resulted in an existing jobs/housing ratio imbalance. Implementation of the Meridian Specific Plan accounted for a reduction in the existing jobs/housing imbalance by bringing jobs to an area that was largely residential and a less than significant impact to population and housing would result from implementation of the Meridian Specific Plan.

a) The proposed Project does not include new housing. As previously discussed, the proposed Project would require approval by the March JPA of a Master Plot Plan, a General Plan Amendment, a Specific Plan Amendment to allow for a zone change from OF to MU, and Conditional Use Permits for Buildings 1 through 5 on Unit 4-Lot 12. The zone change would also apply to Unit 4-Lot 9. The Master Plot Plan would allow for the development of five concrete tilt-up buildings on Unit 4-Lot 12, ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf. The General Plan Amendment would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. The Specific Plan Amendment would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU.

   Although a variety of uses are permitted within the MU zone Buildings 10, 11, and 12 proposed on Unit 4-Lot 9 are designed to function as retail, office, and business park uses. In addition to the office, retail and business park uses, the buildings on Unit 4-Lot 12 could also function as conditionally permitted business enterprise uses. Any other use, even if allowed, would require design modifications and would be subject to review by the JPA to demonstrate consistency with the Meridian SP-5 SEIR. Though short-term, construction-related jobs would be generated during Project construction, it is assumed that these jobs would come primarily from the local labor pool. Jobs generated by operation of the proposed businesses would be consistent with the job growth analyzed in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, including the proposed Project, would have an overall net benefit, as the current jobs/housing ratio imbalance within Riverside County would be reduced. Based on these considerations, the proposed Project would not result in a substantial increase in population growth or create new or additional impacts beyond those previously considered in the Meridian SP5 SEIR.

b & c) The Project site includes vacant lots that has been previously graded and cleared and as such, do not contain housing that would need to be replaced elsewhere. The proposed Project would not remove or otherwise displace housing or people. Accordingly, no replacement housing is required as part of the Project and no impact would occur.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for population and housing. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XV.	PUBLIC SERVICES. Would the project:				
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would not include residential uses or otherwise contribute to an increase in population within the Project area that could affect demand for parks and/or schools. The uses designated within the Meridian Specific Plan were found to be similar to those analyzed in the 2003 Focused EIR and would not create a demand for police of fire prevention services in excess of what had been analyzed in the 2003 Focused EIR. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to public services with mitigation incorporated.

a) The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities related to the listed public services. The following address the services identified above:

- Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire Department. The closest fire stations are the Riverside County Fire/Moreno Valley Station 65 located approximately 2.8 miles west of the Project site at 15111 Indian Street in Moreno and Valley Towngate Fire Station No. 6 located approximately 3 miles north of the Project site at 22250 Eucalyptus Avenue. Per the Development Agreement with the Master Developer for the Meridian SP-5, a station is proposed to be built on a two-acre site on the northeast corner of Meridian Parkway and Opportunity Way within the Meridian Specific Plan. While land for this two-acre site has been identified, there is no specific development proposal to construct it at this time. Although the Project proposes a change in uses, the types of uses included in the MU zone were also analyzed in the 2003 Focused EIR, and again in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR found that the land uses modified as a part of the Meridian SP-5 would not account for a significant impact to fire protection services as the Specific Plan would comply with applicable fire codes and was found to be consistent with the land use types and activities envisioned in the previously adopted March Business Center Specific Plan. Similarly, the zone change proposed as a part of this Project would include uses that

were identified as approved uses within the Meridian SP-5 SEIR. The proposed Project would comply with all applicable fire codes; therefore, operations are not expected to increase fire risk beyond that identified in the 2003 Focused EIR and Meridian SP-5 SEIR. Thus, the Project would not require additional fire protection services or generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. Impacts are less than significant, and as such, no further environmental review is required.

- Police Protection: Riverside County Sheriff's Department provides law enforcement services for the Specific Plan area. The Riverside County Sheriff's Department provides police services for the City of Moreno Valley, City of Perris and adjacent unincorporated areas of Riverside County. The Sheriff's Department serves the Project site from the Moreno Valley Station, located at 22850 Calle San Juan De Los Lagos in the City of Moreno Valley. This station is approximately 2 miles northeast of the proposed Project area. The March JPA contracts with the Riverside County Sheriff's Department to provide supplemental Sheriff Patrols to the March JPA Planning area. The proposed Project would be subject to Public Facilities development impact fees in accordance with March JPA regulations. Although the Project proposes a change in uses, the types of uses included in the MU zone were also analyzed in the 2003 Focused EIR, and again in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR found that the land uses modified as a part of the Meridian SP-5 would not account for a significant impact to police protection services as the shift from an emphasis on assembly/manufacturing to an emphasis on warehousing was not expected to require significant changes to staffing or require additional facilities or equipment. Similarly, the zone change requested as a part of implementation of the proposed Project would modify the zoning for 9.87 acres, shifting the emphasis from office uses to small warehouse uses; therefore, implementation of the proposed Project would not represent a significant impact to police resources. Therefore, no further environmental review is required.
- Schools: The Project would not create a demand for additional school facilities. Implementation of the proposed Project would include the rezoning of Unit 4-Lots 9 and 12 and the construction of five buildings on Unit 4-Lot 12, which would operate with a mix of permitted business park and the conditionally permitted business enterprise uses. As such, school services would not be impacted since there is no increase in population connected with implementation of the Project. No impact would occur and no further environmental review is required.
- Parks: The proposed Project does not require the construction or expansion of recreation facilities as the proposed business park and the conditionally permitted business enterprise uses would not cause an increase in population that would require allocation of parks or recreational services. Moreover, the proposed Project would not result in impacts not previously addressed in the Meridian SP-5 SEIR. No impact would occur and no further environmental review is required.

Mitigation Measures:

The analysis did not identify any additional impacts associated with the Project; accordingly, no applicable mitigation measures were identified in the Meridian SP-5 SEIR.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVI.	RECREATION. Would the project:				
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐

Findings:

The Meridian SP-5 Specific Plan Amendment did not include recreational facilities or proposed land uses that would require the construction or expansion of recreational facilities. Although park land was not included within the Meridian Specific Plan, multi-use trails and bikeways were incorporated into the transportation network and 11.1 acres of open space were incorporated into the land use plan. The Meridian SP-5 SEIR found that less than significant impacts to recreation facilities would result from implementation of the Meridian Specific Plan.

a & b) As non-residential uses, the proposed Project would not generate the need for new or expanded parks or recreational facilities since an increase in population requiring allocation of such facilities is not anticipated with implementation of the Project. Moreover, the proposed Project would not result in impacts not previously evaluated in the Meridian SP-5 SEIR. Therefore, no impact would occur and no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for recreation. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII.	TRANSPORTATION / TRAFFIC. Would the project:				
a)	Conflict with an program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐

Findings:

Traffic associated with the Meridian SP-5 Planning Area is managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget". The Meridian SP-5 Specific Plan Amendment accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 area as illustrated on Table V-1 of the Specific Plan Amendment. Unit 4-Lot 12 is located within Planning Area 6 of Planning Region C which accounted for 8,328 passenger car average daily trips; 7,539 external average daily trips; and 294 truck trips within the Meridian SP-5 area. A supplemental traffic assessment, *Meridian Unit 4-Lot 12 Traffic Consistency Memorandum* (2019 Unit 4-Lot 12 Traffic Memorandum) was prepared for the proposed Project by Kimley-Horn and Associates (July 2019) and a Fair Share Economic Estimate for the Future Traffic Signal at the intersection of Meridian Parkway and Economic Drive was prepared by Kimley-Horn and Associates (September 2019).

An assessment of the modification to the site plan for Unit 4-Lot 9, *MS Van Buren Site B (Unit 4, Lot 8, 9, 10, 11) Revised Plan Traffic Consistency,* (2019 Unit 4-Lot 9 Traffic Memorandum) was prepared by Kimley-Horn and Associates (January 2019) and was included as an appendix to the previously approved Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. The 2019 Unit 4-Lot 9 Traffic Memorandum analyzed the site as a mixed-use site, consisting of a combination of retail, office, and business park uses. The 2019 Unit 4-Lot 9 Traffic Memorandum found that the estimated traffic generated by the revised site plan for Unit 4-Lot 9 was within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B (which includes Unit 4-Lot 9) and found the revised site plan and uses to be consistent with previous planning documents and the approved Initial Study for MS Van Buren Site B.

Both traffic consistency memorandums and the Fair Share Economic Estimate are provided in **Appendix E**; the results and conclusions of the memorandums are summarized herein.

a & b) The proposed Project is requesting a zone change from OF to MU and would operate with a mix of permitted Business Park uses. With the proposed Project re-zoning from OF to MU, the potential users of the buildings become more diverse. The 2019 Unit 4-Lot 9 Traffic Memorandum addressed the potential impacts to traffic related to the revised site plan and change in use for Unit 4-Lot 9 and was approved as a part of the Determination of Substantial Conformance No. 1 for Plot Plan 17-05, approved by the March JPA on April 11, 2019. A supplemental traffic assessment for Unit 4-Lot 12 was completed by Kimley Horn and Associates on July 11, 2019, to review the Project's consistency to what was previously analyzed and approved for the parcels.

As discussed above, the Meridian SP-5 accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 area as illustrated on Table V-1 of the Meridian SP-5 Amendment. Unit 4-Lot 12 is located within Planning Area 6 of Planning Region C, which accounted for 8,328 passenger car average daily trips; 7,539 external average daily trips; and, 294 truck daily trips within the Meridian SP-5 Amendment area. Within this planning area, development of Unit 4-Lots 8, 9, 10 and 11 have been approved under a single project application for business park use and Unit 4-Lots 13 and 14 has been approved under a single project application for light manufacturing use.

The Unit 4-Lots 8, 9, 10 and 11 project generates the equivalent of 5,773 external passenger car trips. That project included an estimated 30 trucks to support business park use, but they were converted to passenger car equivalents and not taken from the total truck trip allocation for the planning area. A similar approach was taken for this Project's consistency. As part of the approval of the Unit 4-Lots 8, 9, 10 and 11 development, trips originally allocated to Unit 4-Lot 12 were transferred to Unit 4-Lots 8, 9, 10 and 11. This was agreed upon to allow the development for Unit 4-Lots 8, 9, 10 and 11 to move forward with estimated trips in excess of original estimates. A total of 2,684 average daily trips (ADT) was transferred. This results in a maximum trip generation limit of 1,209 external ADT for Unit 4-Lot 12 (this Project).

The Unit 4-Lots 13-14 project generates the equivalent of 581 external passenger car trips and 109 truck trips.

Trip generation for this Project was calculated in accordance with the methods used for the Meridian SP-5 SEIR, which used the Institute of Transportation Engineers Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). A comparison of these rates with the most current version of the Trip Generation Manual, 10th Edition, was completed and showed that rates have either remained constant or decreased in the newer version. As such, use of the 8th Edition rates represent more conservative information and were carried forward in the consistency evaluation.

Since the business park use often includes some small industrial/warehousing type of operations, it was assumed in the Project's consistency analysis that 2% of business park trips would be delivery trucks and other smaller trucks that may be diesel powered. These were accounted for in the trip generation by using a passenger car equivalent of 2.0 per truck as part of the calculation for the overall passenger car count. The truck trips are included in the Meridian SPA traffic monitoring report (August 2013) as trucks within the overall Meridian SP-5 area, but were not deducted from the available truck trips in the planning area. This was applied this way as there are available truck trips in the overall Meridian SP-5 area and the desire to not reduce available truck trips from the two remaining lots in Planning Region C, Planning Area 6: Unit 4-Lot 13 and Unit 4-Lot 14.

The anticipated average daily traffic (ADT) for the land uses associated with the proposed Project includes 1,151 passenger cars trips and 23 heavy truck trips for a total of 1,174 trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,047 external trips. This results in a remainder of 138 external daily trips and 185 truck trips remaining that are not used in Planning Region C, Planning Area 6.

Based on trip distribution patterns, the Fair Share Study for the future traffic signal at Meridian Parkway and Economic Drive determined that approximately 30% of inbound traffic and 90% of outbound traffic would travel through the intersection of Meridian Parkway/Economic Drive. The Project would contribute 52 trips (2.6%) at the intersection during AM peak hours and 90 trips (4.81%) at the intersection during PM peak hours. Accordingly, the Project fair share contribution would be $14,423; 4.81% of the cost of the future traffic signal at Meridian Parkway and Economic Drive.

Based on the trip generation calculations, the total trips for Planning Region C, Planning Area 6 are anticipated to be less than what was allocated for Planning Region C, Planning Area 6 and therefore, consistent with findings in the Meridian SP-5 SEIR. As described in the Meridian SP-5 SEIR, the proposed Project would be consistent with the applicable plans and policies that establish performance criteria for the circulation system within the Project area. Therefore, the proposed Project would not result in new or substantially more severe traffic-related impacts not considered in the Meridian SP-5 SEIR, and no further environmental review is required.

c) The Determination of Substantial Conformance for Plot Plan 17-05 found the revised site plan for Unit 4-Lot 9 to be consistent with the previously approved Initial Study, which found no design features in the site plan that would substantially increase hazards. Furthermore, there are no design features on the site plan for Unit 4-Lot 12 that would substantially increase hazards. The placement of the driveways are designed to reduce hazards to the extent possible. Turning restrictions are placed on driveways to help reduce hazards. Adequate emergency access to the Project site would be provided via the driveways along Van Buren Boulevard and Economic Drive. On-site drive aisle widths would meet minimum requirements for emergency vehicle access. The circulation network within the Meridian SP-5 area has been demonstrated in the Meridian SP-5 SEIR to have sufficient capacity to accommodate

existing and projected future traffic volumes, including emergency vehicles. Furthermore, the Meridian SP-5 SEIR requires street improvements for the Meridian Specific Plan area to meet all requirements of the County of Riverside in order to provide for safe street use in terms of design speed, street section, and location of curb cuts and level of service. Therefore, the proposed Project would not result in new traffic related impacts not considered in the Meridian SP-5 SEIR and no further environmental review is required.

d) All fire access lanes for the proposed Project would be required to comply with applicable codes, ordinances, and standard conditions, and would meet the March JPA's width and turnaround requirements to provide adequate emergency access. The Project would not result in inadequate emergency access. Therefore, the impact is considered less than significant.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures B-1, B-2, B-5, B-6, B-7, B-8, and B-10 from the 2003 Focused EIR and Mitigation Measure IV.B-1-4 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation Measure B-1: The Project shall contribute on a fair share basis toward the improvements identified in the Cumulative Impacts section.

Mitigation Measure B-2: The Project shall construct the transportation improvements identified in previously referenced Figures IV.B-5 through IV.B-7 (project phasing). To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.

Mitigation Measure B-5: The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

Mitigation Measure B-6: The Project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

Mitigation Measure B-7: March Business Center shall provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities.

Mitigation Measure B-8: The Project shall construct internal roadways in accordance with the County Road Improvement Standards and Specifications with additional landscaping as identified in the Riverside County Integrated Project (RCIP).

Mitigation Measure B-10: The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.B-1-4: The Project sponsor shall ensure that the combined Project traffic generation (for both passenger vehicles and trucks) is consistent with the traffic generation budget. The total combined external traffic budget is 45,419 daily trips, including 3,890 daily truck trips. As part of a complete development application, the JPA would calculate trip generation for both passenger cars and trucks using approved trip generation rates. Once approved by the JPA, a running total would be kept for each of the Planning Areas as applications are reviewed.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII.	TRIBAL CULTURAL RESOURCES. Would the project:				
a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				
i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐
ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts to Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation determined that any Traditional Resources within the Specific Plan area would likely be associated with the Cahuilla or the Luiseno Indian groups. However, no such resources had been discovered in the Specific Plan area prior to the completion of the 2003 Focused EIR. The 2003 identified mitigation (See Mitigation L-1 below), that would reduce impacts to Cultural Resources, including Traditional Resources, to a less than significant level.

Meridian SP-5 SEIR evaluated Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation documented that no such resources had been identified to date. The Meridian SP-5 SEIR also outlined the process for which the March JPA was complying with California Senate Bill 18 (SB 18), which included a Native American contact program. As a part of the SB 18 consultation process the March JPA initiated consultation with local tribes including the Soboba, Pechanga and Rincon tribes. As a part of the consultation, March JPA has incorporated mitigation measures pursuant to the requests of the tribes. The Soboba Tribe has concluded consultation based on inclusion of the mitigation measures below. The 90-day SB 18 consultation period ended on September 9, 2019; however, March JPA is continuing consultation with the Pechanga and the Rincon tribes.

On September 27, 2016, changes to the CEQA Guidelines were adopted by the Secretary for the California Natural Resources Agency to implement California Assembly Bill 52 (AB 52). Tribal Consultation is required as a part of

AB 52, but only prior to the release of a Negative Declaration or Addendum to an Environmental Impact Report subsequent to July 1, 2015. The Meridian SP-5 SEIR was certified in 2010, prior to the timeframe identified in AB 52. Therefore, AB 52 Tribal Consultation is not required as a part of this Initial Study.

i & ii) As discussed in threshold V(a), the proposed site is not known to contain cultural resources listed or eligible for listing in the California Register of Historical Resources. Furthermore, the site is not known to contain resources determined to be of significance to a California Native Tribe. However, adherence to Mitigation Measures L-1, IV.J-2-4 through IV.J-4-1 from the Meridian SP-5 SEIR would minimize impacts to any Tribal Cultural Resources should they be discovered during grading or construction. Tribal Consultation per AB 52 is not required as a part of this Initial Study, however, compliance with the mitigation measures described below would reduce any potential impacts on historic tribal cultural resources to a less than significant level with mitigation incorporated.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6 and IV.J-4-1 from the 2010 Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation L-1: If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation Measure IV.J-2-1: Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils (as shown in Figure IV.J-1) in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

Tribal Monitoring: Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the agency during the AB 52 process (note which one or both), as applicable. The developer shall coordinate with the Tribe(s) to develop Tribal Monitoring Agreement(s). A copy of the signed agreement shall be provided to the lead agency prior to the commencement of ground disturbing activities.

1. The Project Archaeologist, in consultation with interested tribes and the lead agency, shall develop an Archaeological Monitoring Plan to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the Plan shall include:

    a. Project grading and development scheduling;

    b. The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all Project archaeologists;

The protocols and stipulations that the lead agency, Tribes and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Mitigation IV.J-2-4: The landowner shall relinquish ownership of all Native American cultural resources, including sacred items and burial goods that are found on the Project area to the appropriate Tribe for proper treatment and disposition.

Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversite of the process; and

1. Treatment and Final Disposition: The developer shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the agency with evidence of same:

    a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;

    b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:

    c. If more than one Native American tribe or band is involved with the project and cannot come to a consensus as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default; and.

2. At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the agency documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the lead agency, Eastern Information Center and consulting tribes.

Mitigation IV.J-2-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Mitigation IV.J-2-6: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project sponsor, the Project Archaeologist, and the Tribe shall meet with

the March JPA to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project sponsor and the Tribe cannot agree on the significance or the mitigation for such resources, the MJPA shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe.

Mitigation IV.J-4.1: If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIX.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the potential impacts to on-site utilities associated with implementation of the Meridian Specific Plan as provided in the 2003 Focused EIR. The proposed Project area was evaluated for changes to utility and service systems that may have occurred since the 2003 Focused EIR completion. Numerous minor changes with respect to pipe design and sizing have occurred within the water and sewer systems. Thus, an evaluation of potential impacts to these systems associated with implementation of the proposed Project was performed. The Meridian SP-5 SEIR found that the changes proposed in the Specific Plan would not include revisions that are expected to change demand for electricity and telecommunications services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Specific Plan were the same as evaluated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the proposed Project was not performed. The Meridian SP-5 SEIR concluded that compliance with the applicable 2003 Focused EIR mitigation measures, and the incorporation of additional mitigation measures identified below, would result in a less than significant impact with mitigation incorporated to utilities and service systems.

As described in the Meridian SP-5 SEIR, an existing wastewater treatment plant (WWTP), located approximately two miles south of the Project site and west of I-215 at Nandina Road, would serve the wastewater needs of the Specific Plan area, including the Project site. The facility is designed to meet the wastewater treatment and discharge requirements of the Santa Ana Regional Water Quality Control Board and has sufficient capacity to treat projected flows.

a) The Meridian Specific Plan area is served by WMWD. WMWD purchases water from the Metropolitan Water District of Southern California (MWD). The water is treated at the Henry Mills Treatment Plant in the City of Riverside and delivered to the Project area via water supply infrastructure constructed north of Opportunity Way. WMWD prepared a Water Supply Assessment (WSA) (October 2002) during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan for the duration of the timeframe specified in the legislation. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day (gpd). The WSA was updated by WMWD (October 2009) to address potable water supply associated with implementation of the Meridian SP-5. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from implementation of the Meridian SP-5. Correspondence from WMWD dated January 30, 2017 (See **Appendix F**), confirmed that WMWD would provide water service to the proposed Project provided that the Project adheres to the standard conditions enumerated in the letter including the acquisition of required permits, approvals, and payment of applicable costs and fees. The addition of the proposed Project would not create an additional demand for water or wastewater facilities beyond those identified for the Meridian SP-5 SEIR. Therefore, Project impacts to the provision of water services and wastewater treatment capacity are consistent with the Meridian SP-5 SEIR and no further environmental review is required.

   The Project proposes 97,467 sf of landscaping on Unit 4-Lot 12, the remainder of Unit 4-Lot 12 would consist of impervious surfaces, which would increase the amount of impervious surfaces from approximately 0 percent to 68.6 percent. The addition of these impervious surfaces would increase surface runoff; however, all stormwater would discharge to the existing South Channel Basin through the master planned off-site storm drain. The South Channel Basin was designed and constructed to accommodate Project-induced water runoff from the Specific Plan area. Thus, impacts to storm drain facilities are consistent with those addressed in the Meridian SP-5 SEIR and no further environmental review is required.

   Similarly, the Meridian SP-5 SEIR found that the changes proposed in the Specific Plan since the 2003 Focused EIR would not include revisions that are expected to change demand for electricity and telecommunications services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Specific Plan were the same as evaluated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the proposed Project was not performed.

b) As described in response XVII (a) above, a WSA dated October 16, 2002 was prepared by WMWD during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan. The approved water demand for the area in the 2002 WSA was 495,520 gpd. The WSA was updated by WMWD in October 2009 to address potable water supply associated with the Meridian SP-5, including the proposed Project site. The projected water demands identified in the WSA were based on the WMWD's 2005 Urban Water Management Plan (UWMP). The data provided in the UWMP is based on estimated water supply during normal and drought year conditions. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from the Meridian SP-5. The proposed Project currently has two meters on each parcel; one meter for potable water and one meter for reclaimed water. However, only potable water is currently available to the proposed Project site. WMWD is currently inspecting all lines in the Meridian Business Park and reclaimed water would be available to the proposed Project once the WMWD inspections are complete. The impacts to the reclaimed water service system are consistent with the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

c) Refer to response XVII (a) above. The proposed Project would use existing wastewater treatment facilities, which have sufficient capacity to serve the proposed Project and are being expanded to accommodate additional growth in western Riverside County. As discussed above, the Meridian SP-5 SEIR included analysis of wastewater needs based on the changes in land use and acreage proposed in the Meridian SP-5 Specific Plan Amendment (See Appendix G of the 2010 SP-5 SEIR). The wastewater analysis in the Meridian SP-5 SEIR used the Meridian SP-5 proposed land uses to generate an assessment of existing and future demand on wastewater facilities. The wastewater analysis used an Equivalent Dwelling Unit (EDU) of 100 percent to evaluate the wastewater demand for Unit 4-Lot 12. The Mixed Use developments included in that same analysis were evaluated at a rate of 15 percent to 100 percent EDU. As the entirety of the proposed Project area was previously evaluated at a rate of 100 percent EDU, the change in zoning and subsequent land uses could only represent a reduced or equivalent EDU, therefore would not result in a significant adverse impact for the wastewater treatment facilities resulting from the proposed Project. Therefore, no further environmental review is required.

d) The Meridian SP-5 SEIR concluded that sufficient capacity exists to meet solid waste disposal requirements associated with the Specific Plan, which would include the proposed Project. Solid waste generation rates for the Meridian SP-5 area were based on the number of employees within the study area rather than on specific land uses. The number of employees is driven by land use type and developed square footage. The solid waste budget was estimated based on the number of employees identified in the economic study performed for the proposed Project. The 2010 Meridian Land Use and Fiscal/Employment Assessment demonstrated that MU development would result in less jobs per acre than land zoned as OF. The Meridian SP-5 SEIR determined that the expected rate of solid waste generation identified in the 2003 Focused EIR is not expected to be a significant impact since county long-term landfill capacity is available through Project build-out without the need for additional waste disposal facilities. Since the Project is not anticipated to increase solid waste generation above the generation rates assumed in the Meridian SP-5 SEIR, impacts to solid waste facilities are consistent with the Meridian SP-5 SEIR and no further environmental review is required. Therefore, there would be no impact.

e) Refer to response XVII (f) above, the proposed Project would not generate additional solid waste above that anticipated in the Meridian SP-5 SEIR. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures H-2, H-3, H-4, H-5, H-7, H-8, IV.G-2-1, IV.G-2-2, and IV.G.4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation H-2: Construct the storm drain and flood control facilities, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.

Mitigation H-3: All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.

Mitigation H-4: The Project sponsor shall incorporate the following measures to help reduce the

project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or on-site composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance or landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of on-site grinders or by directing the materials to recycling facilities.

Mitigation H-5: The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

Mitigation H-7: The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

Mitigation H-8: A fire flow standard of 5,000 gallons per minute shall be used for the water distribution network.

Mitigation IV.G-2-1: To address the VBPS and 15-inch sewer line capacity issue, a monitoring program shall be implemented. The monitoring program will consist of inserting a flow meter into the manhole directly upstream of the VBPS within 180 days of project approval. The flow meter will have a telemetry connection to WMWD's Supervisory Control and Data Acquisition (SCADA) system, or equivalent, subject to the approval of WMWD. The SCADA system would provide WMWD the ability to continuously monitor sewer flows from the North Campus. The VBPS will be removed and the existing 15-inch PVC sewer main shall be replaced with a 24-inch gravity trunk sewer line when the flow in the VBPS reaches 80% capacity (0.86 mgd).

Mitigation IV.G-2-2: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). If monitoring results demonstrate that the VBPS would not be able to handle additional sewer, as determined by the WMWD and March JPA, then approval for the development shall be withheld until the 24-inch gravity trunk sewer is constructed.

Mitigation IV.G-4-1: Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development. March JPA, through coordination with WMWD, shall assure that the development is consistent with the water budget and Water Supply Assessment for the Project. Demand for water beyond the water budget or the volume defined in the WSA may necessitate further CEQA review.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XX.	WILDFIRES. Would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts from Wildfires within the Hazards and Hazardous Materials evaluation. According to the Western Riverside County Wildfire Susceptibility Map, the Meridian Specific Plan is not located within a fire hazard zone. Additionally, the proposed Project is located on previously graded lots within an area that is developed or proposed to be developed with industrial or commercial uses. A vacant parcel entitled for Business Park uses and an occupied industrial facility are located to the north of Unit 4-Lot 9 and a conservation easement is located to the north of Unit 4-Lot 12. Vacant parcels entitled for Office and Mixed Use are located to the east of both Unit 4-Lot 9 and Lot 12. The Riverside National Cemetery is located south of the Project site, beyond Van Buren Boulevard. An entitled three-story office building is located to the west of Unit 4-Lot 9 and vacant, disturbed land is located to the west of Unit 4-Lot 12. This undeveloped area was placed in a conservation easement as part of the Section 7 consultation for impacts to LBV. The portion placed into conservation would be maintained as open space in perpetuity for biological purposes. However, County of Riverside Ordinance No. 695 requires hazardous vegetation abatement within 100 feet of an unimproved parcel adjacent to a roadway or 100 feet of a structure on an improved parcel adjacent to an unimproved parcel. Since this ordinance applies to the conservation easement to the west of the Project site, vegetation removal, if necessary would need to occur within the boundaries of the proposed Project and not within the conservation easement. Adherence to the County ordinance and standards would reduce the exposure to wildland fires to less than significant. The Project would not generate significant impacts related to exposure of people or structures to wildland fire hazards not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

a) Refer to response IX (g) above. The March JPA adopted the March Area Emergency Resource Guide in 2008. The Guide provides a list of resources and contact information for emergency resources in the area, including local hospitals, animal disaster resources, law enforcement, fire protection, airports/air services, emergency services for the March Inland Port, mass transportation information, nearby health care clinics, utilities providers, pharmacies, and ambulance resources. According to the Meridian SP-5 SEIR, the Specific Plan is consistent with the March Area Emergency Resource Guide because the construction and operation of individual projects within the Specific Plan area would not result in a physical interference with emergency routes. Moreover, primary access to all roads within the Specific Plan would be maintained during construction of the proposed Project. The proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) As described in response IX (h) above, the proposed Project is located on a previously graded lot within an area that is developed or proposed to be developed with industrial or commercial uses. A vacant parcel entitled for Business Park uses and an occupied industrial facility are located to the north of Unit 4-Lot 9 and a conservation easement is located to the north of Unit 4-Lot 12. Vacant parcels entitled for Office and Mixed Use to the east of both Unit 4-Lot 9 and Lot 12. The Riverside National Cemetery is located south of the site, beyond Van Buren Boulevard. An entitled three-story office building is located to the west of Unit 4-Lot 9 and vacant, disturbed land is located to the west of Unit 4-Lot 12. This undeveloped area was placed in a conservation easement as part of the Section 7 consultation for impacts to LBV. The portion placed into conservation would be maintained as open space in perpetuity for biological purposes. According to windrose data for the Project area, wind generally travels to the northwest and has an average speed of 4.9 mph[5]. Therefore, in general wind is traveling away from the Project area towards undeveloped areas to the west. In the event of a wildfire that may occur in the undeveloped adjacent area to the Project site, wind would be traveling away from the Project site and thereby, reducing the impact to the Project site from the uncontrolled spread of wildfire. The Project site does not include any steep slopes, which would exacerbate the spread of wildfires. Impacts would be less than significant.

c) As described in response XIX (a) above, water for the proposed Project would be provided by WMWD. WMWD prepared a Water Supply Assessment (WSA) (October 2002) during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan for the duration of the timeframe specified in the legislation. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day (gpd). The WSA was updated by WMWD (October 2009) to address potable water supply associated with implementation of the Meridian SP-5. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from implementation of the Meridian SP-5. Correspondence from WMWD dated January 30, 2017 (See **Appendix F**), confirmed that WMWD would provide water service to the proposed Project provided that the Project adheres to the standard conditions enumerated in the letter including the acquisition of required permits, approvals, and payment of applicable costs and fees. The addition of the proposed Project would not create an additional demand for water beyond those identified for the Meridian SP-5 SEIR. Thus, adequate water required for fire emergency services would be available to the proposed Project.

Meridian Specific Plan and SP-5 constructed new roads including Economic Drive from which the proposed Project would receive access. The new roadways throughout the Specific Plan area allow emergency response personnel to access the Project site, if necessary to suppress fires, if they occur. In addition, the March JPA will review all plans for adequate fire suppression, fire access, and emergency evacuation. The proposed Project would comply with all applicable fire codes; therefore, operations are not expected to increase fire risk beyond that identified in the 2003 Focused EIR and Meridian SP-5 SEIR. Thus, the Project would not require additional fire protection services or generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. Impacts are less than significant, and as such, no further environmental review is required.

Additionally, the Project would not include the installation of above ground utilities or power lines that could exacerbate the fire risk. The construction of underground utilities would reduce the fire risk associated with above ground utilities to a less than significant level.

d) As described in response X (c) above, potential hazards related to downstream flooding are less than significant. The completed Project would continue to drain to the South Channel Basin. The South Channel Basin would detain and treat storm water runoff prior to discharge to the downstream MS4 drain system, thus, minimizing potential

[5] Iowa State University. Iowa Environmental Mesonet. *Travis AFB/Fairfield Windrose Plot (All Year) Period of Record: 01 Jan 1970-14 Jan 2019*. Available at: https://mesonet.agron.iastate.edu/sites/windrose.phtml?station=RIV&network=CA_ASOS, Accessed March 27, 2019.

for flooding to occur on or off site. Additionally, the 2003 Focused EIR indicated there are no steep slopes on or around the Specific Plan that would be subject to landslides. As specified in the Meridian SP-5 SEIR mitigation measures, the proposed Project shall be constructed in accordance with the Uniform Building Code (UBC) and California Building Code (CBC), as well as the *Geotechnical Engineering Investigation and Update* conducted for the Project and the grading requirements contained within the March JPA Development Code. With implementation of the Meridian SP-5 SEIR mitigation measures, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K-1 through K-3 and K-5 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation K-1: All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.

Mitigation K-2: All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

Mitigation K-3: All future development shall use proper erosion control measures during and following construction.

Mitigation K-5: All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XXI.	MANDATORY FINDINGS OF SIGNIFICANCE					
	a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
	b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
	c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
	d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings:

a-b) The proposed Project would require approval by the March JPA of a Master Plot Plan, a General Plan Amendment, a Specific Plan Amendment, and Conditional Use Permits for Buildings 1 through 5 on Unit 4-Lot 12. The zone change would also apply to Unit 4-Lot 9. The Master Plot Plan would allow for the development of five concrete tilt-up buildings on Unit 4-Lot 12 ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf. The General Plan Amendment would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. A Specific Plan Amendment would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU, the approval of the Conditional Use Permits would allow for Building 1 through Building 5 on Unit 4-Lot 12 to potentially operate as a business enterprise use among other permitted uses within the MU zone. The Project site has been rough graded per the March Business Center Tentative Parcel Map for portions of the Meridian North Campus. Accordingly, the proposed development is not anticipated to result in impacts to sensitive plant or animal species or important examples of history or prehistory beyond those identified and mitigated for in the Meridian SP-5 SEIR. The Project has no impact in the potential to achieve short-term environmental goals to the disadvantage of long term environmental goals. No further environmental review is required.

c) As discussed throughout the analysis above, the proposed Project would not contribute to cumulatively considerable impacts beyond what was addressed in the Meridian SP-5 SEIR. Therefore, impacts are considered less than significant. No further environmental review is required.

d) As described in the Air Quality, Hazards and Hazardous Materials, Noise, Public Service, Transportation/Traffic, and Utilities and Service Systems sections of this Initial Study, the Project would not cause new substantial direct or indirect adverse effects on human beings that were not previously analyzed in the Meridian SP-5 SEIR. No further environmental review is required.

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County of Riverside

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Kimley Horn and Associates

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2019 Meridian Unit 4-Lot 12 Traffic Consistency Memorandum. July 11.

2019 Fair Share Estimate for Prime 6, Traffic Signal at Meridian Parkway /Economic Drive. September 6.

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1999 Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (SCH# 97071095). September.

NorCal Engineering

2017 Geotechnical Engineering Investigation for the Proposed Industrial Warehouse Development NWC Economic Drive and Van Buren Boulevard, Riverside, California. January 4.

2019 Geotechnical Engineering Investigation for the Proposed Industrial Warehouse Development NWC Economic Drive and Van Buren Boulevard, Riverside, California. April 4.

Tory R. Walker Engineering, Inc.

2019 Project Specific Water Quality Management Plan for MS Development B. March 29.

EXHIBIT "C"

Initial Study Technical Studies available electronically at March JPA Administrative Offices

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 10a

Meeting Date: November 13, 2019

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS PRIME SIX PROJECT 1) ADOPT RESOLUTION #JPA 19-25 FOR AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); 2) ADOPT RESOLUTION #JPA 19-26 APPROVING GENERAL PLAN AMENDMENT (GP 19-01); APPROVE PLOT PLAN AMENDMENT (PP 17-04, AMENDMENT 1) FOR 5 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 97,467 SQUARE FEET OF DEVELOPMENT ON 7.12 ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMITS (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) AND (CUP 19-05) TO ALLOW BUILDING 1 THROUGH BUILDING 5 TO OPERATE AS BUSINESS ENTERPRISE USE WITHIN THE MIXED USE ZONE; 3) INTRODUCE AND WAIVE THE FIRST READING OF ORDINANCE #JPA 19-04 APPROVING MERIDIAN NORTH CAMPUS SPECIFIC PLAN NO. 5, AMENDMENT NO. 5 (SP 19-01, A5) AND DIRECT STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Recommended Actions:

1. Adopt Resolution #JPA 19-25 for an addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH# 2009071069); and

2. Adopt Resolution #JPA 19-26 approving General Plan Amendment (GP 19-01), approve Plot Plan Amendment (PP 17-04, Amendment 1) for 5 speculative buildings with a combined total of 97,467 square feet of development on 7.12-acres, subject to Conditions of Approval; approve Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) to allow Building 1 through Building 5 to operate as Business Enterprise uses within the Mixed Use Zone; and approve Tentative Parcel Map 19-01 (TPM 19-01) to subdivide Unit 4, Lot 12 into five (5) standalone parcels; and
3. Introduce and Waive the First Reading of Ordinance #JPA 19-04, approving the Meridian North Campus Specific Plan No. 5, Amendment No. 5 (SP 19-01, A5) and direct staff to place this item on a future Commission agenda for a second reading and formal adoption; and
4. Direct staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines.

Applicant: MS Prime Six c/o Silagi Development

Background:

On April 22, 2019, the Applicant submitted the following applications for consideration:

- **General Plan Amendment (GPA 19-01)**: A proposal to amend the General Plan Land Use Map in order to accommodate the proposed zone change as part of the Specific Plan Amendment as described below.
- **Specific Plan Amendment (SPA 19-01, Amendment 5):** A proposal to amend the Meridian North Campus Specific Plan SP-5 in order to modify text and figures as part of the applicant's proposal to re-zone Unit 4, Lot 9 and Unit 4, Lot 12 from their existing Office (OF) zoning designations to the Mixed Use (MU) zoning designation.
- **Plot Plan Amendment (PP 17-04, Amendment 1):** A proposal to amend the previously approved Design Plan 17-04, which entitled a two-story office building comprised of 74,922 sf, for the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12.
- **Conditional Use Permits (CUP 19-01 through 19-05):** In conjunction with the Plot Plan Amendment application (PP 17-04, A1), the applicant is seeking the approval of five (5) conditional use permits in order to allow Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.
- **Tentative Parcel Map (TPM 19-01):** As part of proposed project, the Applicant wishes to further subdivide Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act by filing a Tentative Parcel Map application.

Technical Advisory Committee (TAC):

The MS Prime Six project went before the TAC on October 7, 2019. Provided below is a summary of changes made to the project discussed at the November 04, 2019 meeting. No additional changes were requested following the November 04, 2019 TAC meeting.

Traffic: At the request of City of Moreno Valley TAC member, MJPA staff routed the MS Prime Six traffic documents to the County of Riverside and cities of Riverside and Moreno

Valley for review. After further technical review, the cities and county determined that no additional changes were required and the traffic analysis conducted for the project was sufficient.

Building Elevations: At the request of City of Perris TAC member, additional glass was recommended to be added to the south elevation of Building's 1 through 3 and building end caps. As a result, the building elevations were revised and routed to the City of Perris for further review. In an email dated October 22, 2019, City of Perris staff acknowledged support with the revised building elevations. Provided as Attachment 2 A (11) is the revised building elevations.

Fences/Screen walls: At the request of City of Riverside TAC member, additional clarification was requested on the location of the proposed onsite fencing and whether any outdoor storage is permitted. Attachment 2 A (10) depicts the locations of the proposed 12-foot high screen wall and 8-foot high fence. For consistency with other projects in the Meridian development area, all onsite screen walls and fences must be consistent with the MJPA standard detail found in Attachment 2 A (13). The proposed project is designed as five speculative buildings with no tenants known. Any outdoor storage would require the approval of a Conditional Use Permit by the Joint Powers Commission.

[FIGURE ON FOLLOWING PAGE]

FIGURE 1: PROJECT LOCATION



General Plan Amendment Overview:

March JPA's General Plan was adopted in 1999 to design and implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Force Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the Project property as appropriate for an Office use, as identified by Resolution #JPA 03-02. However, the applicant is proposing an amendment to the General Plan Land Use Map in order to modify the zoning of the Unit 4, Lot 9 and Unit 4, Lot 12 from its existing Office zoning designation to the Mixed Use zoning designation. Figure's 2 and 3 below illustrate the existing and proposed zoning designations for these parcels.

FIGURE 2: EXISTING GENERAL PLAN LAND USE MAP

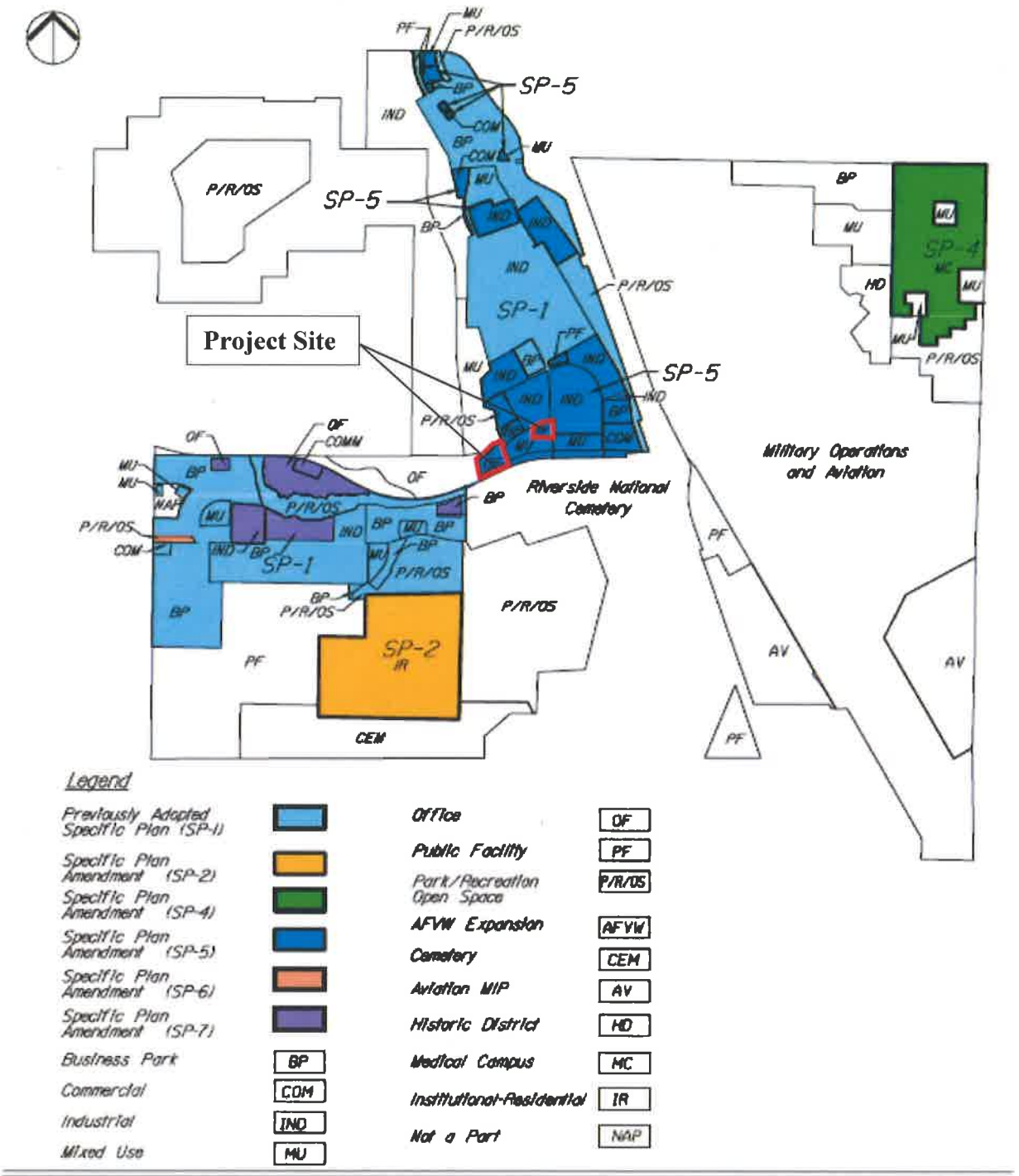


FIGURE II-3

EXISTING GENERAL PLAN LAND USES

Preparation Date: November 7, 2019

FIGURE 3: PROPOSED GENERAL PLAN LAND USE MAP

MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

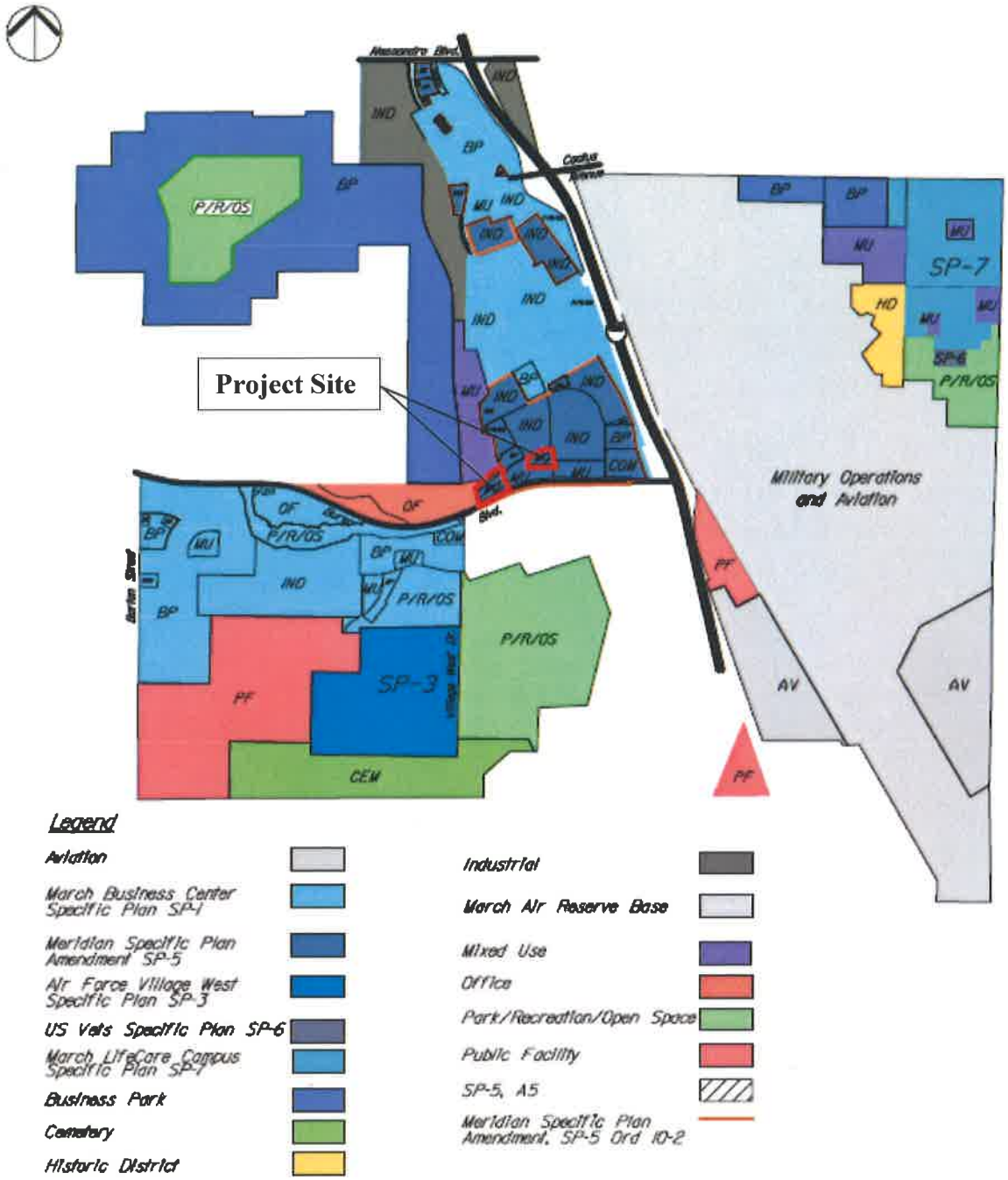


FIGURE II-3A

PROPOSED GENERAL PLAN LAND USES

Preparation Date: November 7, 2019

To account for the proposed change in zone, Table I-I "Buildout March JPA Planning Area Proposed with SP-5, A4" of the General Plan will need to be updated in order to shift the projected square footage from the Office zoning designation to the Mixed Use zoning designation. Specifically, 10.10-acres of Office would be shifted to Mixed Use for a total of 116.05-acres and 991,730 sf of Office and 108.95-acres or 1,302,270 sf of Mixed Use. Table I-I of the March JPA General Plan is provided in Track Changes below to clearly show the proposed shift in gross acres and building capacity from Office (OF) to Mixed Use (MU).

FIGURE 4: EXISTING TABLE I-I "BUILDOUT MARCH JPA PLANNING AREA PROPOSED WITH SP-5, A5"

TABLE 1-1
BUILDOUT MARCH JPA PLANNING AREA
PROPOSED WITH SP-5, ~~A4~~A5

		Intensity		
	Acres			
Land Use Designation	GROSS	MAX	AVG	Buildout Capacity sf
INDUSTRY				
Business Park	1,313	0.75	0.20	11,115,000
Industrial	624	0.60	0.15	7,827,000
			SUBTOTAL	18,942,000
COMMERCE				
Medical Campus (a)	236	1.25	0.39	4,000,000
Office	~~126.15~~116.05	0.75	0.30	~~1,116,587~~991,730
Mixed Use	~~98.85~~108.95	0.60	0.27	~~1,177,413~~1,302,270
Commercial	43	0.60	0.30	222,000
			SUBTOTAL	6,516,000
PUBLIC				
Park/Recreation/Open Space	789	0.25	0.002	69,000
Public Facility	441	0.50	0.10	1,365,000
			SUBTOTAL	1,434,000
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000
Aviation	316	0.40	0.15	1,445,321
Historic District	58	2 du/ac	2 du/ac	111 units
AFVW	220	0.60	0.15	1,437,000
Cemetery Expansion	160	0.10	0.005	24,394
			SUBTOTAL	5,406,715 sf 111 units
			TOTAL	32,298,715 sf 111 units

(a) Medical Campus capacity does not include square footage allocated to parking garage
ac - acre sf - square feet du/ac dwelling unit per acre
FAR floor area ratio based on average intensity
Includes GPA 02-01, GPA 04-01, GPA-14-01, GPA- 15-02, ~~&~~ GPA 17-02 , & GPA 19-01

The proposed changes to both the General Plan Land Use Map and Table I-I are found consistent with the objectives of developing Mixed Use Land Uses within the March Business Center (Meridian) Development as identified in Resolution #JPA 19-26 (Attachment 2).

Specific Plan Amendment Overview:

The March Business Center Specific Plan was amended on July 21, 2010 ("Meridian Specific Plan Amendment") to revise the framework of development within a 257.7-acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

In addition to the proposed General Plan Amendment (GP 19-01), the Applicant is proposing an amendment to the Meridian North Campus Specific Plan (SP-5) in order to allow for a zone change on Unit 4, Lot 9 (a separate 2.98-acre parcel) and Unit 4, Lot 12 from its existing Office (OF) zoning designation to the Mixed Use (MU) zoning designation. In order to accomplish the zone change to these lots, the following changes to the Specific Plan will need to be accomplished:

> 1) to allow for a zone change of approximately 9.87-acres from SP-5 OF to SP-5 MU, 2) modify three figures in the Specific Plan; Figure II-3A "Proposed General Plan Land Uses" would be revised to identify the changes to the General Plan land uses proposed by the Project, Figure II-4A "Proposed Zoning Map for the North Campus" would be revised to identify the zoning changes proposed by the Project, and Figure V-4 "Proposed Planning Areas and Regions" would be revised to identify the zoning changes proposed by the Project. This Specific Plan Amendment, as attached to Ordinance #JPA 19-04, presents all revisions in a strike-through/underline format so the reader can quickly identify all changes from the previously adopted Specific Plan.

As per Senate Bill 18, Request for Consultation letters were circulated to seventeen (17) local Native American tribes identified on a list provided by the Native American Heritage Commission. The March JPA received six (6) tribal letters requesting government-to-government consultation. As a result, additional mitigation measures were added to the Cultural Resources section of the Initial Study for on-site monitoring by the Soboba tribe to occur during precise grading activities.

Development Overview:

Unit 4, Lot 12

On November 15, 2017, the March Business Center Design Implementation Committee approved Design Plan 17-04 for the development of a two-story approximately 74,922 square foot speculative office building to be located in the OF zoning designation of the Meridian North Campus Specific Plan (SP-5). The project was found to be consistent with the approved

Specific Plan development standards, March Business Center Design Guidelines and the Certified Subsequent Meridian Specific Plan EIR and Mitigation Measures. A comprehensive ministerial checklist was prepared and the project was found to be consistent with the Certified Environmental Impact Report for the Meridian Specific Plan (SCH#2009071069), March Business Center Design Guidelines and the Meridian Specific Plan (SP-5). A site plan of the previously approved Design Plan PP 17-04 is provided below.

FIGURE 5: PREVIOUSLY APPROVED DESIGN PLAN 17-04



The Applicant is now requesting an amendment to the previously approved Design Plan by proposing the development of five (5) speculative buildings designed as small warehouse in a business park setting. Building's 1 through 5 range in square footage at 15,115 sf to 22,036 sf and are designed to accommodate single tenants. Building height is proposed at 34 feet with no second floor or mezzanine. Additionally, each building offers one (1) grade level door and three (3) dock high doors.

Access to the Project site would be provided at two (2) locations, 1 right-in, right-out driveway off Van Buren Boulevard and 1 full turning movement driveway off Economic Way. In order to adhere to the March JPA Truck Route Ordinance #JPA 17-06, all trucks consisting of two-three axles leaving the Project site must head east on Economic Way. Additionally, "No Truck Access" striping and signage will be provided on site to assure trucks do not travel west from the Project site on Van Buren Boulevard. Condition of Approval #54 and #55 will ensure these requirements are met.

The Meridian Specific Plan (SP-5) identifies Van Buren Boulevard as a scenic corridor. Enhanced landscaping is proposed for the lots fronting the Boulevard which includes a 20-foot landscape easement on-site, a 6-foot landscape easement within the public right-of way, and an 8-foot wide multi-use trail. The proposed landscape is consistent with the landscape for the projects approved along Van Buren Boulevard. Additionally, pedestrian-scale lighting will be

provided also consistent with the other projects along Van Buren Boulevard. No outdoor storage is anticipated or proposed.

FIGURE 6: PROPOSED SITE PLAN

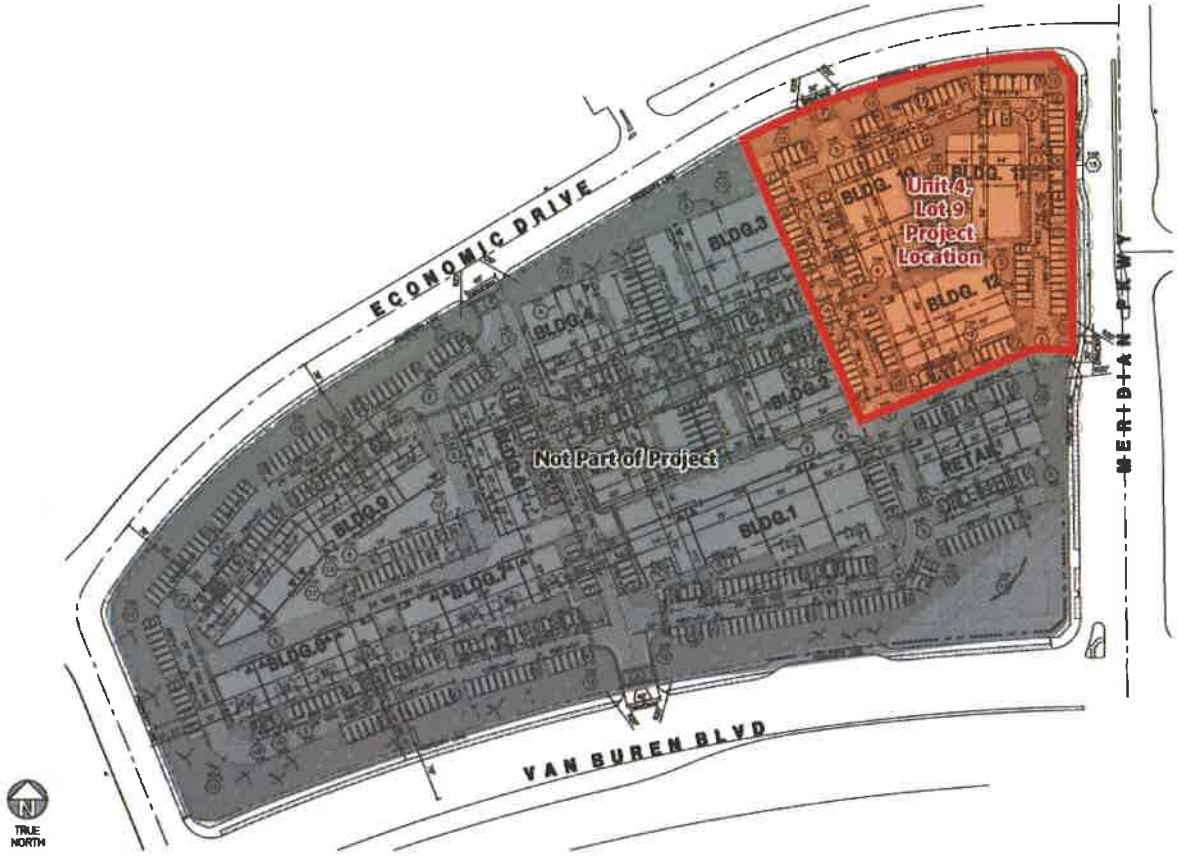


Unit 4, Lot 9:

The applicant is also proposing a Specific Plan Amendment and Zone Change to both Unit 4, Lot 12 and Unit 4, Lot 9. The development of Unit 4, Lot 9 was approved through Plot Plan 17-05 by the Joint Powers Commission on September 12, 2018. The applicant proposed minor changes to previously approved Plot Plan 17-05, specifically to Unit 4, Lot 9, to convert the two-story office building into 3 single-story office buildings. Accordingly, modifications were made to the building elevations, setbacks, parking layout, and landscaping. Per the March JPA Development Code 9.02.280, the March JPA determined that the proposed changes were in substantial conformance with Plot Plan 17-05. On April 11, 2019, the March JPA Planning Director approved Determination of Substantial Conformance No. 1 to Plot Plan 17-05and pursuant to CEQA and a Notice of Exemption was filed with the Riverside County Clerk's Office on April 11, 2019.

The development of Buildings 10, 11, and 12 located on Unit 4-Lot 9 were approved separately and are not included as a part of the proposed project. The requested zone change for Unit 4, Lot 9 from "Office" (OF) to Mixed Use (MU) would allow for Buildings 10, 11, and 12 to operate with a range of permitted uses for the Mixed Use (MU) zone. Figure 7 below shows the approved site plan for the Unit 4, Lot 9 development.

FIGURE 7: MS VAN BUREN II – DEVELOPMENT B PROJECT



Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	**General Plan Designated: Mixed Use**	**Recorded Conservation Easement**
West	General Plan Designated: Office	Recorded Conservation Easement
South	**Federal Property**	**Riverside National Cemetery**
East	Meridian North Campus (SP-5)/Mixed Use	Approved Mixed Use development comprised of 13 buildings

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area for Buildings	N/A	5 buildings with a combined total of 91,987 SF
Gross Site Area	30,000 square feet (minimum)	5 buildings with a combined total gross site area of 309,954 SF
Number of Buildings (range in size)	N/A	**5 Buildings** Building 1: 15,115 SF Building 2: 18,594 SF Building 3: 19,931 SF Building 4: 22,036 SF Building 5: 16,311 SF
Floor Area Ratio (Maximum)	40%	29.6%
Setbacks	**Mixed Use:** Front Yard-20 ft. Interior Side Yard- 0 ft. Street Side Yard- 15 ft. Rear Yard- 10 ft.	**Mixed Use:** Front Yard- 120 ft. Interior Side Yard- 144 ft. Street Side Yard- 36.5 ft (Meridian Parkway) and 96 ft. (Economic Way) Rear Yard- 36 ft.
Landscape Required (Minimum)	20% or 61,991SF	31.4% or 97,467 SF
Building Height (Maximum)	**Mixed Use:** 50 feet/ Up to 3 stories	**Mixed Use:** 34 feet/ 1 story
Parking	108 stalls	131 stalls (of which 10 are designed as ADA parking stalls)

Traffic associated with the Specific Plan Amendment is managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located within Planning Area 6 and Planning Region C and accounted for 8,328 passenger car average daily trips (ADT), 7,539 external ADT and 294 truck ADT within the Specific Plan Amendment Area. The Meridian Specific Plan Amendment (SP-5) originally assumed Unit 4, Lots 12 would accommodate office uses only, which estimated a total of 3,893 daily trips and no truck trips. With the Applicant's proposal to amend the Meridian Specific Plan (SP-5) to rezone Unit 4, Lot 12 to Mixed Use, the potential users of the proposed buildings would become more diverse than what was analyzed. Thus, a traffic consistency assessment was completed by Kimley-

Horn and Associates dated July 11, 2019 to review the Project's consistency with the trips that were previously analyzed for Unit 4, Lot 12 in the Meridian (SP-5) FSEIR.

Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). Additional analysis was also conducted as a recent version of the ITE Trip Generation Manual was released since the preparation of the Meridian SPA. A comparison of the rates can be found in Attachment 2 A(16) concluding that the rates for the uses associated with the Project remained the same or reduced with the updated trip generation manual projections.

Due to the inherent design of the Project site and its proposed land uses, it was assumed that 2% of business park trips would be delivery trucks or other smaller trucks that may be diesel powered. These trips were accounted for in the trip generation by using a passenger car equivalent of 2.0 cars per two and three axle trucks. No four-plus axle trucks are anticipated.

Using the 2.0 Passenger Car Equivalent (PCE) scenario, the Project would generate 1,001 external passenger car ADT and 46 PCE in trucks trips, for a total daily trip generation of 1,047 PCE's. As discussed previously, the Meridian SPA originally assumed this lot would generate 3,893 gross ADT or 3,387 external ADT accounting for 13% of internal capture. Total remaining trips available to Planning Region C, Planning Area 6 is 138 external ADT and 185 truck trips, however with the approval of the Project, this Planning Area would be built-out. Based on the assessment of consistency, and the attached Initial Study, the proposed Project complies with the Trip Generation requirements of the Specific Plan Amendment, as listed below:

	External ADT	**Truck Trips**
Existing Remaining Planning Area Allowance	1,185	185
32,628 SF Office; 9,054 SF Retail; 5,970 SF Restaurant/Café; 114,389 SF of Business Park.	1,047 (1,001 external passenger cars + 46 truck PCEs)	23* Converted to 46 PCE (all external)
Remaining Planning Area Allowance After Project	138	185

The proposed development is consistent with the traffic monitoring plan and trip generation allowance designated for Planning Area 6, Planning Region C in the Meridian Specific Plan (SP-5) FSEIR.

At the request of the TAC, MJPA staff routed the MS Prime Six traffic documents to the County of Riverside and cities of Riverside and Moreno Valley for review. After further technical review, the cities and county determined that no additional changes were required and the traffic analysis conducted for the project was sufficient.

Additionally, the project is conditioned to pay its fair-share fee of $14,423 towards the future traffic signal to be located at Meridian Parkway and Economic Way. Condition of Approval (COA) #31 of the attached Exhibit B will require that the fair-share fee be paid prior to building permit issuance.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into five (5) speculative buildings for a mix of uses is consistent with the permitted uses allowed for this zoning district.

Conformance with March Business Center Design Guidelines:

The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the criteria:

Site Planning:
The proposed Project meets all minimum development standards. Specifically, the floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of warehouse uses. Federal Aviation Administration (FAA) Part 77 calculations were submitted to the FAA pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on July 29, 2019, the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structure "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan (WQMP) has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and the Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
Staff has reviewed the proposed building architecture, color palette and glazing, and has concluded that the proposed project complies with the requirements of the March Business Center Design Guidelines. The proposed speculative buildings will be constructed as concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural details include a metal canopy suspended over each building entrance.

Site Landscaping:
The Meridian North Campus Specific Plan (SP-5) requires a minimum of 20% of the Project site to be landscaped or 61,991 sf. The project site has exceeded the minimum landscape requirement by providing 31.4% of landscaping or 97,467 sf. Additionally, all landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping and the Compensatory Mitigation and Monitoring Plan (CMMP) as this project

site is adjacent to the recorded Least Bell's Vireo habitat area. Therefore, all landscape proposed must be non-invasive, native species. It is determined that the proposed drought tolerant landscape palette is consistent with the landscape requirements of the Meridian North Campus (SP-5) and the CMMP.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, Project signage has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage. A future sign program/sign permit application is required (COA #15) prior to the issuance of a sign permit or the placement of any signage at the site.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon) that meet the following standards:

- High pressure or low-pressure sodium lighting;
- Maximum of 750 watts;
- Maximum fixture height of 25' above finished grade; and
- Maximum lighting of 0.5 candle/foot^2 at the property line.

LED lighting is also permitted; however the LED lighting must be at or within 100 Kelvin of 2,700 Kelvin. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines and the CMMP during the time of construction plan submittal. All proposed lighting will be required not to spill out into the conservation easement.

Airport Compatibility:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian North Campus Specific Plan Amendment (SP-5). The proposed development is located in Compatibility Zone C1. Compatibility Zone C1 is considered the Primary Approach/Departure Zone with an average 100 people/acre and 250 people/in the most concentrated single acre. The proposed Project was submitted and reviewed by the Riverside County Airport Land Use Commission (ALUC). On October 10, 2019 the Riverside County Airport Land Use Commission found the Project "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with Conditions. Provided as an Attachment 2 A (25) is a copy of the memo from the Riverside County ALUC regarding the consistency determination for ZAP1382MA19.

Conditional Use Permits (CUP 19-01) through (CUP 19-05):

The Applicant is pursuing the approval of five (5) Conditional Use Permits to allow speculative building's one (1) through five (5) to potentially operate as a Business Enterprise use in the Mixed-Use zone. Business Enterprise uses are considered a conditionally permitted use in the Mixed-Use zone and requires a Conditional Use permit. The March Joint Powers

Commission has the authority to grant the Conditional Use Permits following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because* the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan (SP-5); and

2. *The proposed Project complies with all applicable zoning and other regulations because* the Project complies with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. *The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because* the Project is consistent with Chapter 9.05 (Industrial Districts), Chapter 9.13 (Specific Plan) and the Meridian Specific Plan Amendment (SP-5). The Project will include Business Enterprise and Business Park uses and shall be limited to 100 average people/acre and 250 people/single-acre since the Project is located in Airport Compatibility Zone C1 as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. *The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity* as the Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

Tentative Parcel Map (TPM 19-01):

The Applicant is pursuing the approval of a Tentative Parcel Map (TPM 19-01) for the subdivision of Unit 4, Lot 12 of Tentative Map 30857-4 into five (5) separate parcels. The March Joint Powers Commission has the authority to grant the Tentative Parcel Map request following public notice and a public hearing pursuant to March JPA Development Code Section 9.14.050, Section 9.14.070, and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Tentative Parcel Map:

1. *The Tentative Parcel Map 19-01 (TPM 19-01) is consistent with the March JPA General Plan and the Meridian North Campus Specific Plan (SP-5) because* the Project site is designed to minimize land use conflicts and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion; and

2. *The design or improvement of the Tentative Parcel Map 19-01 (TPM 19-01) is consistent with applicable March JPA General Plan and Meridian North Campus Specific Plan (SP-5) because* the Project site is designed in accordance with Section G. Development Regulations of the Specific Plan; and

3. *The site of the Tentative Parcel Map 19-01 (TPM 19-01) is physically suitable for development because* the Project proposes the development of five buildings for uses such as Business Enterprise and Business Park to be located in the Mixed Use zoning designation of the Meridian Specific Plan (SP-5).

4. *The design of Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause substantial environmental damage to or substantially unavoidably injure fish or wildlife or their habitat because* no development would occur within any significant habitat or impact a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community; and

5. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause serious public health problems because* all development and public improvements will be performed per the applicable standards and codes, while promoting the safe use of alternative transportation modes; and

6. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because* no such easements currently exist within the Project site; and

7. *Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965*; and

8. *The Tentative Parcel Map 19-01 (TPM 19-01) and the associated design and improvements are consistent with all applicable ordinances* as the Project is designed consistent with the provisions and standards of the Meridian North Campus Specific Plan (SP-5) previously adopted by ordinance through the Joint Powers Commission; and

9. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) provides a shift in land uses* to more efficiently accommodate Mixed Use; and

10. *The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel Map 19-01 (TPM 19-01) will not cause a violation of existing requirements prescribed by the local water quality control board because* the Project will improve existing sewer system capacity to support local and regional growth; and

11. *The effect of the Tentative Parcel Map 19-01 (TPM 19-01) on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources because* the Project facilitates the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities.

CEQA Analysis:

Master Environmental Impact Report (EIR)

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan, were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat)

solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan North Campus, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revised the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identified a temporary sewer lift facility near Unit 4, lot 3; incorporated Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigured lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporated the former Arnold Heights School site into the March Business Center Specific Plan North Campus; created Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removed the eastern portion of Street F; developed a new east/west private street along the south side of new lot 16; modified Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; removed cul-de-sacs serving office lots located along the north side of Van Buren Boulevard and relocated access via Street F; analyzed three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modified the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-

specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

CEQA and the State Guidelines for Implementing CEQA ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies:

(1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify the ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 19-25 for an addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH# 2009071069); and
2. Adopt Resolution #JPA 19-26 approving General Plan Amendment (GP 19-01), approve Plot Plan Amendment (PP 17-04, Amendment 1) for 5 speculative buildings with a combined total of 97,467 square feet of development on 7.12 acres, subject to Conditions of Approval; approve Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) to allow Building 1 through Building 5 to operate as Business Enterprise use within the Mixed Use Zone; and approve Tentative Parcel Map 19-01 (TPM 19-01) to subdivide Unit 4, Lot 12 into five (5) standalone parcels; and
3. Waive the First Reading of Ordinance #JPA 19-04, approving the Meridian North Campus Specific Plan No. 5, Amendment No. 5 (SP 19-01, A5) and Direct Staff to place this item on a future Commission agenda for a second reading and formal adoption; and
4. Direct staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 19-25 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069);
   Exhibit A: Initial Study
   Exhibit B: Addendum
   Exhibit C: Initial Study Technical Studies available at the office of March JPA (also available in separate electronic copy)
2) Resolution #JPA 19-26 Approving General Plan Amendment (GPA 19-01), Plot Plan (PP 17-04, Amendment 1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05), and Tentative Parcel Map (TPM 19-01), subject to Conditions of Approval.
   Exhibit A: Project Entitlements
   1) Existing General Plan Land Use map
   2) Proposed General Plan Land Use map
   3) Table I-I of March JPA General Plan
   4) Existing Meridian (SP-5) zoning map
   5) Proposed Meridian (SP-5) zoning map
   6) Applicant's narrative
   7) Previously approved site plan
   8) Proposed Site Plan
   9) ProposedArchitectural Drawings
   10) Fence and Screen Wall Exhibit
   11) Proposed Colored Building Elevations
   12) Proposed Landscape Plans
   13) MJPA Standard Fence and Screen Wall Detail
   14) Proposed Preliminary Grading and Drainage Plans
   15) Tentative Parcel Map 19-01
   16) Traffic Consistency Memo dated July 11, 2019
   17) FAA – Determination of No Hazard to Air Navigation letters dated July 29, 2019
   18) WMWD Conditions of Approval dated September 23, 2019
   19) Willdan Building and Safety Conditions of Approval dated January 30, 2017
   20) Trilake Consultants Conditions of Approval dated September 26, 2019
   21) Riverside County Fire Department Planning Conditions dated May 22, 2019
   22) Preliminary Water Quality Management Plan approval letter dated August 30, 2019
   23) VRPA Transportation Consultants letter dated May 28, 2019
   24) Riverside County TLMA letter dated September 28, 2017
   25) Riverside County ALUC ZAP1382MA19 Consistency Letter dated October 17, 2019

   Exhibit B: Conditions of Approval

3) Ordinance #JPA 19-04
   Exhibit A: Meridian North Campus Specific Plan Amendment No. 5, Amendment No. 5 (SP-19-01, A5)
4) Notice of Determination
5) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (also available as an electronic copy)

Preparation Date: November 7, 2019

RESOLUTION #JPA 19-26

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING GENERAL PLAN AMENDMENT NO. 19-01 (GPA 19-01), PLOT PLAN AMENDMENT NO. 17-04, A1 (PP 17-04, A1), CONDITIONAL USE PERMITS (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) AND (CUP 19-05), AND TENTATIVE PARCEL MAP 19-01 (TPM 19-01) FOR THE DEVELOPMENT OF FIVE (5) BUILDINGS ON 7.12 ACRES WITHIN PLANNING AREA 6 OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the Authority is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, in August 2010, the Authority approved the Meridian Specific Plan Amendment (SP-5), which implemented revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and land use designations; and

WHEREAS, MS Prime Six LLC c/o Silagi Development ("Applicant") proposes the development of 7.12 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5), including the development of five (5) buildings totaling approximately 91,987 square feet for business park and industrial uses ("Project"); and

WHEREAS, on April 22, 2019, the Applicant submitted certain land use applications (collectively, the "Project Entitlements") requesting the following:

1. A General Plan Amendment application (GPA 19-01) to update gross acreages and buildout capacity as it relates to the Office and Mixed Use land use designations section found in Table 1-1 "Buildout March JPA Planning Area Proposed with SP-5, A5" of the General Plan. Specifically, under the Commerce land use designation, the gross acreage for office has been revised from 126.15 acres to 116.05 acres and the gross acreage for mixed use has been revised from 98.85 acres to 108.95 acres to account for the change in zoning to Unit 4, Lot 9 and Lot 12 from Office to Mixed Use. Additionally, the Buildout Capacity for Office has been reduced from 1,116,587 sf to 991,730 sf and Mixed Use has been increased from 1,177,413 sf to 1,302,270 sf with a Commerce subtotal of 6,516,000 sf and a grand total of 32,298,715 sf. As a result to the changes in zone, the General Plan Land Use map (Figure II-3A) will also be updated.

2. A Plot Plan 17-04, Amendment No. 1 application (PP 17-04, A1) an amended application for the development of five (5) speculative buildings totaling 91,987 sf on 7.12 acres in the southernmost portion of the Meridian Specific Plan. The buildings are designed as a warehouse with a portion office and each building would provide three (3) dock-high doors and one (1) grade level door. The project would also provide 128 standard parking stalls and 97,467 sf of landscaping.

3. Five (5) Conditional Use Permit applications (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) to allow the five (5) speculative buildings to potentially operate as a Business Enterprise use in the Mixed Use zone. Business Enterprise uses are considered a conditionally permitted use in the Mixed Use zone and requires a Conditional Use permit.

4. A Tentative Parcel Map application (TPM 19-01) to further subdivide Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act.

WHEREAS, in addition to the foregoing, on April 22, 2019, the Applicant submitted a land use application for a Specific Plan Amendment (SP-5, A5), which is subject to separate approval. Any approval of General Plan Amendment 19-01 (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) and Tentative Parcel Map (TPM 19-01) shall be conditioned on the subsequent approval of Specific Plan No. 5, Amendment No. 5 (SP-5, A5); and

WHEREAS, this General Plan Amendment 19-01 (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), Conditional Use Permit (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) and Tentative Parcel Map (TPM 19-01) along with Specific Plan No. 5, Amendment No. 5 (SP-5, A5 – considered separately) collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified a Final Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH # 2002071089) ("FEIR"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff prepared and the Commission certified a Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) ("SEIR"); and

WHEREAS, the Addendum to the certified SEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff has prepared and pursuant to Resolution # JPA 19-25 the Commission has adopted an Addendum to the certified SEIR for the Meridian Specific Plan Amendment (SP-5) for the Project Entitlements; and

WHEREAS, on November 13, 2019, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. Pursuant to Resolution # JPA 19-25 the Commission has considered and adopted an Addendum to the 2010 SEIR for the Meridian Specific Plan Amendment (SP-5) (SCH # 2009071069) for the Project, including General Plan Amendment 19-01 (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) and Tentative Parcel Map (TPM 19-01) in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission has reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on General Plan Amendment 19-01 (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) and Tentative Parcel Map (TPM 19-01).

SECTION 3. Findings for General Plan Amendment (GPA 19-01). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of General Plan Amendment (GPA 19-01) in accordance with Section 9.02.040 of the March JPA Development Code and Section 65358 of the California Government Code:

1. The proposed General Plan Amendment (GPA 19-01) is consistent with existing goals, objective, policies, and programs of the General Plan for the following reasons:

1. GPA 19-01 is integrated and compatible with the Land Use Element in that an amendment to establish a "Specific Plan" land use designation will accommodate implementation of the Meridian Specific Plan which will provide an appropriate orientation and relationship between land uses within and adjacent to the Specific Plan Area and promotes orderly development beyond the Specific Plan Area's boundaries due to the development of the Specific Plan Area as a cohesive and coordinated development that includes the following elements:

(a) Defines the uses, amenities, and pattern of development that will be provided to create an integrated campus for business park, industrial, office, commercial, park/open space and mixed uses.

(b) Provides for the convenient and safe movement of private and transit vehicles, pedestrians, and bicycles within the campus.

(c) Establishes design guidelines to ensure high quality design of buildings, landscaping, lighting, site grading, and other campus features, including site design guidelines to guide the development of individual uses in a manner that yields an integrated campus setting.

(d) Provides plans for the provision of water, sewer, drainage, and utility infrastructure, as well as the public services and facilities needed to support development of the campus.

(e) Provides detailed development regulations for the Project.

(f) Defines implementation programs for the development of the Specific Plan area.

2. Moreover, GPA 19-01 coupled with the adoption of the Specific Plan's development, performance, and design standards will govern future development of the area and will ensure consistent and context-sensitive land use, landscape design, and architectural treatments, and will provide for logical development phasing and adequate and efficient provision of needed public services and facilities. Furthermore the General Plan Amendment, coupled with the adoption of the Plot Plan will serve as a tool for the March JPA to implement the provisions of its General Plan as it applies to the Specific Plan Area.

3. GPA 19-01 is integrated and compatible with the Transportation Element in that the intensity and distribution of uses within the Specific Plan Area will generate traffic that is anticipated and accommodated in the Transportation Element; however, the Specific Plan will better define minor arterials and bike lanes within the Specific Plan Area that will reflect the design of road, intersection and bike lane improvements that will improve the level of service of the circulation system in and around the Specific Plan Area.

4. GPA 19-01 will not impact the Housing Element as housing is not a component of the Specific Plan.

5. GPA 19-01 is integrated and compatible with the Resource Management Element in that it provides for the orderly conservation, development, and utilization of natural resources as stated within the Resource Management Element including the protection of groundwater resources, the control of flooding, the preservation of native vegetation and mature trees, development and maintenance of recreational facilities as economically feasible, and in that it meets the needs of the community for recreational activities, relaxation and social interaction, establishes standards for scenic corridors, trails and vistas that contribute to the quality of the JPA Planning Area.

6. GPA 19-01 is integrated and compatible with the Noise Element in that it provides a pattern of land uses that minimizes the exposure of community residents to excessive and unwanted noise due to the prohibition of noise sensitive residential uses within the area impacted by aviation activities, promotes alternative modes of travel, discourages noise sensitive commercial uses, and incorporates mass transit to reduce noise generated from vehicles.

7. GPA 19-01 is integrated and compatible with the Safety Risk Management Element in that it provides an appropriate land use distribution and orientation that protects the community from unreasonable risks associated with seismic, geologic, flood, and wildfire hazards because GPA 17-02 is consistent with existing goals for compliance with seismic standards, master drainage plan standards, fire flow standards and other public safety objectives identified within the existing General Plan.

8. GPA 19-01 is consistent with the applicable airport land use plan in accordance with Government Code section 65302.3 because the development proposed along with GPA 19-01 has been reviewed by the Riverside County Airport Land Use Commission and has been determined by the Riverside County Land Use Commission to be consistent with the Riverside County Airport Land Use Plan (ALUP) and because the accompanying Specific Plan has been conditioned to be developed consistent with FAA regulations. GPA 19-01 relies on the approved Air Installation Compatible Use Zone (AICUZ) Study and Airport Layout Plan (ALP) to establish land use policies that will ensure the compatibility of land uses with the projected military and commercial aviation uses of the airfield.

2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that GPA 19-01 is in the public interest because it will provide for the development of the Specific Plan Area as a desirable business park use that is compatible with and complementary to the adjacent March Business Center South Campus master planned development.

3. GPA 19-01 will not adversely affect the public health, safety or general welfare as the Project is designed for sufficient access by the general public and employees. Additionally, the Riverside County Fire Department has determined that the Project meets the design requirements for fire access and circulation. Furthermore, sufficient accessible parking and accessible paths of travel in and around the Project has been designed to assure further safety.

SECTION 4. Findings for Plot Plan Amendment (PP 17-04, A1). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan Amendment PP 17-04, A1 in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project remains consistent with the goals, objective, policies, and programs of the March JPA General Plan because it is designed to systematically implement phases of the March Business Center Specific Plan; and

2. The proposed Project complies with all applicable zoning and other regulations because it implements the March Business Center Specific Plan and mitigation measures pursuant to the Final SEIR (SCH #2009071069); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project facilitates the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Project maximizes redevelopment opportunities on former military properties by developing a much-needed regional job center in a housing rich area.

SECTION 5. Findings for Conditional Use Permit (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) in accordance with Section 9.02.060 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan (SP-5); and

2. The proposed Project complies with all applicable zoning and other regulations because the Project complies with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project is consistent with Chapter 9.05 (Industrial Districts), Chapter 9.13 (Specific Plan) and the Meridian Specific Plan Amendment (SP-5). The Project will include Business Enterprise and Business Park uses and shall be limited to 100 average people/acre and 250 people/single-acre since the Project is located in Airport Compatibility Zone C1 as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity as the Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

SECTION 6. Findings for Tentative Parcel Map (TPM 19-01). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Tentative Parcel Map No. 37744, (TPM 19-01), in accordance with Government Code section 66410 *et seq.* and Sections 9.14.050 and 9.14.070 of the March JPA Development Code:

1. The Tentative Parcel Map 19-01 (TPM 19-01) is consistent with the March JPA General Plan and the Meridian North Campus Specific Plan (SP-5) because the Project site is designed to minimize land use conflicts and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion; and

2. The design or improvement of the Tentative Parcel Map 19-01 (TPM 19-01) is consistent with applicable March JPA General Plan and Meridian North Campus Specific Plan (SP-5) because the Project site is designed in accordance with Section G. Development Regulations of the Specific Plan; and

3. The site of the Tentative Parcel Map 19-01 (TPM 19-01) is physically suitable for development because the Project proposes the development of five buildings for uses such as Business Enterprise and Business Park to be located in the Mixed Use zoning designation of the Meridian Specific Plan (SP-5).

4. The design of Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause substantial environmental damage to or substantially unavoidably injure fish or wildlife or their habitat because no development would occur within any significant habitat or impact a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community; and

5. The design of the Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause serious public health problems because all development and public improvements will be performed per the applicable standards and codes, while promoting the safe use of alternative transportation modes; and

6. The design of the Tentative Parcel Map 19-01 (TPM 19-01) and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because no such easements currently exist within the Project site; and

7. Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965; and

8. The Tentative Parcel Map 19-01 (TPM 19-01) and the associated design and improvements are consistent with all applicable ordinances as the Project is designed consistent with the provisions and standards of the Meridian North Campus Specific Plan (SP-5) previously adopted by ordinance through the Joint Powers Commission; and

9. The design of the Tentative Parcel Map 19-01 (TPM 19-01) provides a shift in land uses to more efficiently accommodate Business Park and Mixed Use land uses; and

10. The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel Map 19-01 (TPM 19-01) will not cause a violation of existing requirements prescribed by the local water quality control board because the Project will improve existing sewer system capacity to support local and regional growth; and

11. The effect of the Tentative Parcel Map 19-01 (TPM 19-01) on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources because the Project facilitates the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities.

SECTION 7. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including General Plan Amendment 19-01 (GPA 19-01), Plot Plan Amendment (PP 17-04, A1), Conditional Use Permit (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) and Tentative Parcel Map (TPM 19-01) as shown on Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "B", attached hereto and incorporated herein by this reference.

SECTION 8. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 10. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 11. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2019.

Michael M. Vargas, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 19-26 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on November 13, 2019, by the following vote of the Commission:

Ayes:	Gardner, Jeffries, Rogers, Thornton, Melendrez, Hewitt, Baca, Vargas
Noes:	None
Abstain:	None
Absent:	None

Dated: November 13, 2019

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

Project Entitlements

Exhibit A 1

Existing General Plan Land Use Map

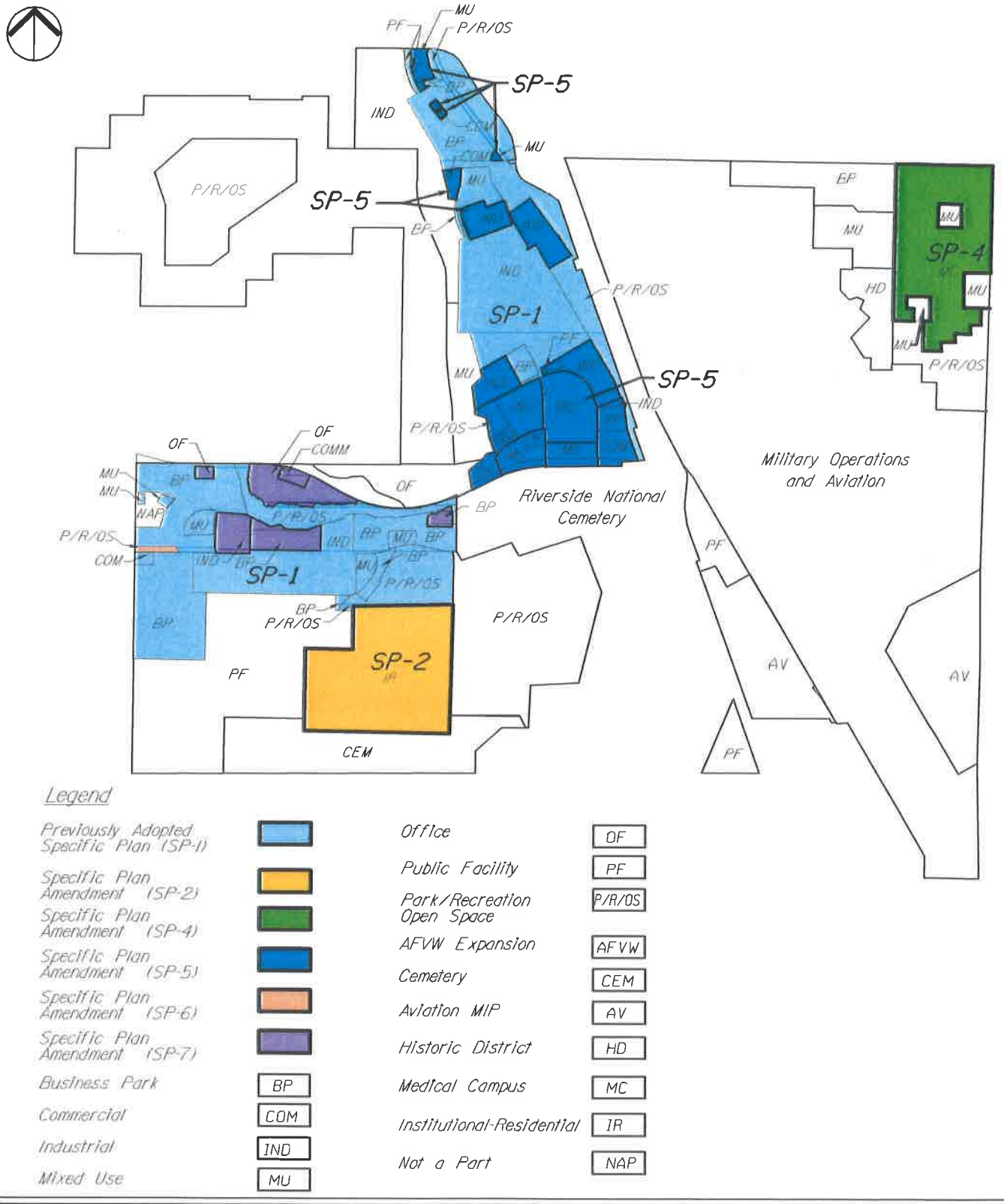


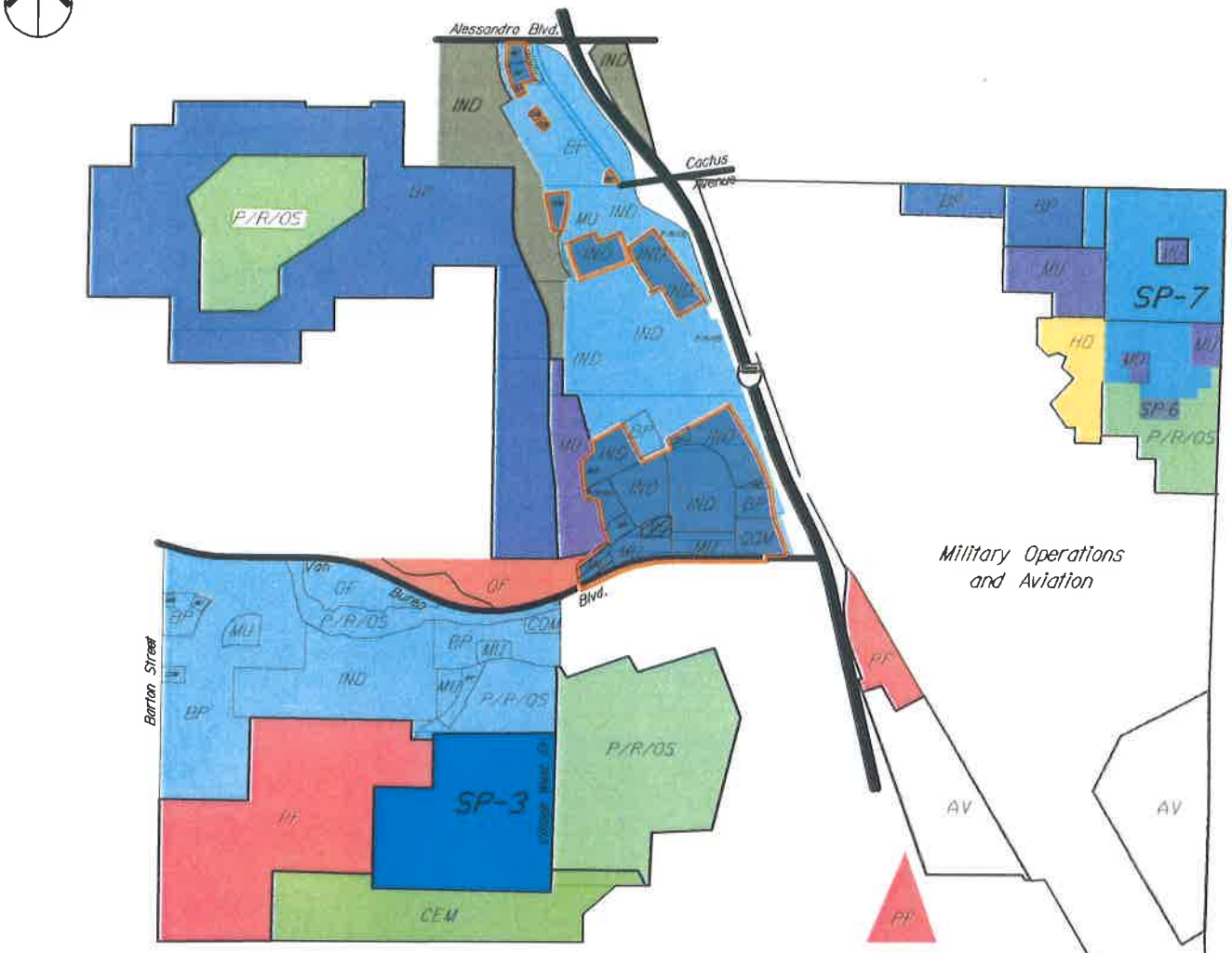
FIGURE II-3

EXISTING GENERAL PLAN LAND USES

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Exhibit A 2

Proposed General Plan Land Use Map



Legend

- Aviation
- March Business Center Specific Plan SP-1
- Meridian Specific Plan Amendment SP-5
- Air Force Village West Specific Plan SP-3
- US Vets Specific Plan SP-6
- March LifeCare Campus Specific Plan SP-7
- Business Park
- Cemetery
- Historic District
- Industrial
- March Air Reserve Base
- Mixed Use
- Office
- Park/Recreation/Open Space
- Public Facility
- SP-5, A5
- Meridian Specific Plan Amendment, SP-5 Ord 10-2

FIGURE II-3A

PROPOSED GENERAL PLAN LAND USES

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Exhibit A 3

Table 1-1 of the March JPA General Plan

TABLE 1-1
BUILDOUT MARCH JPA PLANNING AREA
PROPOSED WITH **SP-5, ~~A4~~A5**

		Intensity		
	Acres			
Land Use Designation	GROSS	MAX.	AVG	Buildout Capacity sf
INDUSTRY				
Business Park	1,313	0.75	0.20	11,115,000
Industrial	624	0.60	0.15	7,827,000
			SUBTOTAL	18,942,000
COMMERCE				
Medical Campus (a)	236	1.25	0.39	4,000,000
Office	~~126.15~~116.05	0.75	0.30	~~1,116,587~~991,730
Mixed Use	~~98.85~~108.95	0.60	0.27	~~1,177,413~~1,302,270
Commercial	43	0.60	0.30	222,000
			SUBTOTAL	6,516,000
PUBLIC				
Park/Recreation/Open Space	789	0.25	0.002	69,000
Public Facility	441	0.50	0.10	1,365,000
			SUBTOTAL	1,434,000
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000
Aviation	316	0.40	0.15	1,445,321
Historic District	58	2 du/ac	2 du/ac	111 units
AFVW	220	0.60	0.15	1,437,000
Cemetery Expansion	160	0.10	0.005	24,394
			SUBTOTAL	5,406,715 sf 111 units
			TOTAL	32,298,715 sf 111 units

(a) Medical Campus capacity does not include square footage allocated to parking garage
ac - acre sf - square feet du/ac dwelling unit per acre
FAR floor area ratio based on average intensity
Includes GPA 02-01, GPA 04-01, GPA-14-01, GPA- 15-02, ~~&~~GPA 17-02 , & GPA 19-01

General Plan Goal/Policy		Consistency
	Land Use	
Goal 1	Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.	The General Plan Amendment (**GPA 19-01**) would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area to more efficiently accommodate needed uses. The proposed changes are compatible with the General Plan and land uses within the March Business Center. The Project includes a General Plan Amendment that will update the land use plan for North Campus. Consistent with the Reuse Plan and General Plan, the Project will continue to improve the balance of population and employment in the Project vicinity, providing an opportunity for residents to work locally, rather than commute to surrounding areas throughout the region.
Policy 1.1	Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.	As analyzed in the 2003 Final EIR, the land use designations of the General Plan, upon full build-out, will contribute upwards of 10 percent of the employment opportunities of the sub-region. The current jobs/housing ratio imbalance in the area would be lessened, and the goals and policies of the sub-region would be furthered. The General Plan forecasted that approximately 35,588 jobs would be created at full build-out. Of these jobs, approximately 15,195 jobs would be generated by the March Business Center Specific Plan. The creation of jobs within an area that has an imbalanced jobs/housing ratio has contributing factors for improving the regional environment (i.e., reduced vehicle miles traveled). Implementation of the March Business Center Specific Plan will result in positive impacts upon existing and projected housing conditions within the region, by bringing job opportunities to an area that is largely residential. The Project will help implement the March Business Center by developing job generating uses within North Campus that are consistent with the eco-system within the region and enhance the existing and growing assets of the Planning Area.
Policy 1.2	Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, business park, manufacturing, aviation, public, and open space uses, and which actuates compatible and synergistic land uses.	The March Business Center is a mix of commercial, business park, manufacturing, office and industrial uses. The Project consists of shifting land uses to more efficiently accommodate needed uses within the March Business Center North Campus. The total acreage designated for Office and Mixed Use remain comparable to what is currently designated in the General Plan. The Project promotes uses that actuate compatible and synergistic land uses.
Policy 1.3	Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve	The Project is a part of the March Business Center Specific Plan and proposes land use that can be supported by planned circulation, public facilities, and infrastructure. The Project consists of shifting land uses to more efficiently accommodate needed uses within the March Business Center North Campus. The Project will not modify the street layouts or circulation or infrastructure in the North Campus. The Project improvements

	General Plan Goal/Policy	Consistency
	the March JPA's fiscal capacity.	will be completed in a manner that preserves the March JPA's fiscal capacity.
Policy 1.4	Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive, comprehensive development.	See responses to Land Use Policy 1.1 through 1.3.
Policy 1.5	Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing and distribution, transportation - related, and research and development.	The Project consists of shifting land uses within the March Business Center North Campus to more efficiently accommodate needed uses. The proposed land use shifts would result in similar acreages for Mixed Use and Office uses as currently approved. The Project would continue to provide for a variety of retail, office, and business park uses.
Policy 1.6	Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development-supporting infrastructure.	The March Business Center is a regional business park that groups a variety of commercial, industrial, manufacturing, business park and office types of uses within a central area that includes regional transportation facilities such as the March/Moreno Valley metrolink station and Riverside Transit Agency (RTA) bus services. Incorporating regional transportation facilities into a regional employment center promotes sustainable communities by offering multiple modes of transportation for local residents working in the area.
Policy 1.9	Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use.	The portion of the project located on Unit 4, Lot 12 is located outside of the 60 CNEL noise contours estimated in the 2003 Final EIR and carried forward in the March Business Center Final EIR, however, the potion of the project within Unit 4, Lot 9 is located within the 60 CNEL noise contours. Nevertheless, the proposed Project is not a sensitive land use and is considered an acceptable use within the noise contours identified in the March Business Center Final EIR. The site is located adjacent to an existing military and civilian airport with an active runway. The Air Force has defined a set of Accident Potential Zones (APZ)s for use in the Air Installation Compatibility Use Zone (AICUZ) Study. Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Airport Compatibility Plan for MARB/IP, which was adopted by the Riverside County Airport Land Use Commission (ALUC) in November 2014. The proposed Project is not located within the Clear Zone, APZ I or APZ II as shown in the 2005 March ARB AICUZ. Based on the proposed zone change and associated General Plan Amendment and Specific Plan Amendment, the proposed Project is scheduled to be reviewed by ALUC in October of 2020. Typical conditions that

General Plan Goal/Policy		Consistency
		may be identified by ALUC include outdoor lighting regulations, prohibited on-site activities, maximum allowable building height, allowable rooftop equipment, maximum amount of square footage that could be permitted for a dining area within a potential restaurant facility, and other conditions related to site development and uses. The proposed Project would comply with the conditions identified by the ALUC and therefore, is consistent with the AICUZ guidelines and requirements.
Goal 2	Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.	In 1993, the federal government mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was re-designated an Air Reserve Base (ARB). Approximately 4,400 acres of land that had historically supported March AFB was no longer needed to support the ARB. The cities of Moreno Valley, Perris, and Riverside, and the County of Riverside formed the March JPA to oversee the dispensation and management of the surplus land, and restore jobs to a high need region. A General Plan (GP) and Master Environmental Impact Report (EIR) were prepared and adopted/certified in 1999 for the JPA planning area, which includes the March ARB. The March Business Center Specific Plan and Final EIR (SCH#2002071089), which guides land use decisions within a 1,290-acre portion of the planning area, was adopted and certified in 2003. The Specific Plan maximizes redevelopment opportunities on former military properties by developing a much-needed regional job center. The Project is proposed within the North Campus of the Specific Plan and would implement uses that are compatible with surrounding land uses while maintaining the desired integrity of the Planning Area.
Policy 2.1	Avoid conflicts and incompatibilities between land uses through the use of landscaped setbacks and buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.	The Project avoids conflicts and incompatibilities with surrounding land uses as it is a part of a master planned development with established design guidelines and standards. By complying with design standards within the Specific Plan, adopted design guidelines for March Business Center, the Project would avoid any land use incompatibilities with the surrounding areas.
Policy 2.3	Support land uses that provide a balanced land use pattern of the Planning Area, and discourage land uses that conflict of compete with the services and/or plans of adjoining jurisdictions.	See responses to Land Use Goal 2 and Policy 2.1.

General Plan Goal/Policy		Consistency
Policy 2.4	Protect the interests of, and existing commitments to adjacent residents, property owners, and local jurisdictions in planning land uses.	See responses to Land Use Goal 2 and Policy 2.1.
Goal 3	Manage growth and development to avoid adverse environmental and fiscal effects.	Development of the Project is bound by the terms and conditions of the Development Agreement between the Master Developer and the March JPA. The Project will be required to implement the applicable infrastructure and services per the Development Agreement that will require new developments to pay their fair share of infrastructure and public services costs without placing undue burden on existing infrastructure and services. The Development Agreement accommodates a number of financing strategies to fund public improvements and minimize fiscal impacts. Moreover, the March Business Center Specific Plan and Final EIR (SCH#2002071089) was certified in 2003 and guides land use decisions within the Project Area. By complying with the terms of the DDA and remaining within the limits of the Final EIR, the Project would avoid adverse environmental and fiscal effects.
Policy 3.1	Manage growth so that its rate does not exceed the ability of March JPA or service districts to provide for an acceptable level of public facilities and services.	See Response to Land Use Goal 3.
Goal 4	Develop an identity and foster quality development within the Planning Area.	The March Business Center Design Guidelines were established to provide extensive architectural, signage, parking, and landscaping standards to achieve the goals of both Project identity and quality development. The guidelines promote a very specific Business Center identity with color pallets that pay homage to the military history of the March Area, and public art displayed along major corridors that provide linkages to history and evolution of the Air Force in Riverside County.
Policy 4.1	Develop and maintain a land use plan for the Planning Area which proposes compatible land uses to create distinct, identifiable historic, commercial, industrial, public, and aviation areas.	See Response to Land Use Goal 4.
Policy 4.4	Develop a distinctive community identity for commercial, business park and industrial developments that reflect the character and	See responses to Land Use Goals 1 and 4.

General Plan Goal/Policy		Consistency
	atmosphere of March JPA Planning Area through the use of good planning and design principals, and sound development practices which serve as guidelines for building materials, colors, site design and orientation, and landscaping.	
Policy 4.7	Develop and enhance the economic climate and create a balanced business community to serve the work force, commerce and industry of the region.	See responses to Land Use Goal 1 and Policies 1.1 through 1.6.
Goal 5	Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.	See response to Land Use Goal 2.
Policy 5.1	Support the development and establishment of new employment centers and economic development activities that contribute to an improved tax base.	See responses to Land Use Goal 2 and Policy 2.1.
Policy 5.2	Encourage and facilitate the creation of public/private partnerships that will invest in, and further the implementation of the March AFB Master Reuse Plan.	See response to Land Use Goal 3.
Policy 5.5	Encourage the development of commercial, business park and industrial centers to expand the employment and fiscal base of the March JPA Planning Area and the western Riverside County Subregion.	See responses to Land Use Goals 2 and 3.
Goal 6	Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment.	The Project area was covered in the 2003 Final EIR for the March Business Center Specific Plan. The March Business Center Specific Plan establishes land use regulations related to safety, noise impacts, and business heights to ensure that future development conforms to Airport Land Use Plan (ALUP) policies and requirements. Development projects in the March Business Center are be required to obtain determination of hazard to air navigation from the Federal Aviation Administration pursuant to Federal Aviation

General Plan Goal/Policy		Consistency
		Regulations §77.13.2.i. The Mixed Use Zone allows for buildings up to three stories high and a maximum building height of 50 feet (subject to FAA Part 77 clearance and consistency with the Joint Land Use Study). The Project is scheduled for review by ALUC in October of 2020. Typical conditions that may be identified by ALUC include outdoor lighting regulations, prohibited on-site activities, maximum allowable building height, allowable rooftop equipment, maximum amount of square footage that could be permitted for a dining area within a potential restaurant facility, and other conditions related to site development and uses. The proposed Project would comply with the conditions identified by the ALUC and therefore, is consistent with the AICUZ guidelines and requirements.
Policy 6.3	Ensure that plans and development do not interfere, conflict or degrade the military mission of March ARB.	See response to Land Use Goal 6.
Policy 6.4	Ensure that plans and development do not conflict with the long-term needs of the Air Force Reserve in terms of encroachment, noise, accident zone, constraints, etc.	See response to Land Use Goal 6.
Policy 6.5	Ensure that plans and development conform to the draft Comprehensive Land Use Plan for March AFB/March Inland Port.	See response to Land Use Goal 6.
Policy 6.8	Ensure that land uses adhere to both military and civilian Part 77 conical surface criteria, relative to height restrictions.	See response to Goal 6.
Goal 7	Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight related air services	The Project does not include a component associated with passenger or freight related air services.
Policy 7.6	Plan for compatible land uses within the aviation area.	See response to Goal 6.
Goal 8	Preserve the natural beauty, minimize degradation of the March JPA Planning Area,	The Project would be consistent with this Goal. The March JPA's GP designates the area looking east and northeast of the March JPA Planning Area toward the Box Springs

General Plan Goal/Policy		Consistency
	and provide enhancement of environmental resources and scenic vistas.	Mountains and San Jacinto Mountains as a scenic vista (Exhibit 5-5, Scenic & View Shed Areas, March JPA 1999). While distant scenic vistas of the Box Springs Mountains and San Jacinto Mountains are visible from the Project site and from areas surrounding the Project site, the Project would not change the views of scenic vistas because land use acreage and height requirements would remain comparable to the existing March Business Center Specific Plan Amendment.
Policy 8.1	Where practical, revegetate graded area with native plants compatible to the area to prevent erosion.	Short-term erosion effects during construction of the Project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP) as required in compliance with the National Pollution Discharge and Elimination System (NPDES) program and through incorporation of best management practices intended to reduce soil erosion. The SWPPP would include standard construction methods such as temporary detention basins to control on-site and off-site erosion. The SWPPP is required by the March JPA during plan review and approval of Project improvement plans.
Goal 10	Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March JPA Planning Area.	See response to Goal 3.
Policy 10.1	Require new construction to pay its "fair share" of the cost of providing adequate public services, infrastructure, and facilities for the development.	See response to Goal 3. Moreover, as identified within the 2003 Final EIR and 2010 Supplemental EIR for March Business Center Specific Plan, all implementing developments such as the Project are required to contribute their "fair share" toward improvements for public facilities. (See 2003 FEIR Mitigation Measures and 2010 Final EIR Mitigation Measures for March Business Center)
Policy 10.2	Require new construction to provide adequate infrastructure to serve the development (i.e., curbs and gutters, sidewalks, street lights, water service, sewer service or septic systems, etc.) prior to initiation of use.	See response to Policy 10.1.
Policy 10.3	Locate commercial and industrial development in areas where street rights-of-way and capacity are available, as well as sufficient infrastructure and public services.	See response to Policy 10.1.

General Plan Goal/Policy		Consistency
Goal 12	Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation.	See responses to Land Use Policy 1.3, Goal 3, and Land Use Policy 10.1.
Policy 12.3	Require new development projects to provide for the extension of infrastructure to serve the development, including over-sizing facilities for future needs.	See responses to Land Use Policy 1.3, Goal 3, and Land Use Policy 10.1.
Goal 13	Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses.	Analysis performed for the 2003 Final EIR concluded that although increased development associated with implementation of the March Business Center Specific Plan would result in an increase in water consumption, there is sufficient capacity to supply the Specific Plan area with potable water for the duration of timeframe specified in the legislation. Potable water demand for the March Business Center was calculated using Western Municipal Water District's (WMWD) standard criteria of 2,000 gallons per day (gpd)/acre of industrial/commercial property. Pipelines constructed to serve the Specific Plan area will be located in street right-of-ways, will serve each parcel, and will be sized to meet maximum day demand plus fire flow requirements, and allow maximum flexibility of future development within the March Business Center. As described in the analysis for the 2003 Final EIR, WMWD's existing reclaimed water system is purpose-built for its existing use and would require a major-retrofit to expand its service area. The proposed distribution system will parallel the proposed potable system and will meet "purple" pipe standards for reclaimed water. When the wastewater treatment plant is upgraded to tertiary treatment, the reclaimed water will be supplied to the March Business Center system and will meet all of the irrigation demands of the Specific Plan area, including the Project site.
Policy 13.2	Enhance local groundwater supplies through development designs which promote an on-site recharge and minimize impermeable ground coverage with landscaped areas, open space or recreation areas.	The Project is designed pursuant to March Business Center Specific Plan standards. The Project will include construction of impermeable surfaces. Although the March Business Center does not involve the extraction of groundwater, it will reduce areas of ground percolation and recharge of the groundwater due to the increase of impermeable surfaces. Groundwater recharge will continue in open space, detention basins and natural streambeds.
Goal 14	Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment	Non-point source surface water from impervious surfaces may contain contaminants. Additionally, storm water discharge could cause increased sediment loads in the storm

	General Plan Goal/Policy	Consistency
	and disposal system, which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.	drain system. On-site storm water would be collected and discharged east into the existing South Channel Basin. As analyzed in the March Business Center Final EIR, the South Channel Basin would allow percolation and recharge of groundwater. Moreover, compliance with SWPPP and NPDES requirements would assure that water treatment and recharge opportunities are maximized.
Policy 14.1	Require all development to adequately collect, treat, and dispose of wastewater in accordance with the Santa Ana Regional Water Quality Control Board requirements.	See responses to Land Use Policy 8.1 and Goal 14.
Policy 14.2	Require connection to the sewer system for any development occurring on land formerly part of March AFB.	Increased development associated with implementation of the March Business Center Specific Plan, to include the Project site, would result in an increase in wastewater generation and require upgrades to the existing wastewater collection and treatment system. Upgrades to the treatment system under the master development plan will include tertiary treatment. The proposed sewer system for March Business Center will provide pipelines that serve Phase 1, Phase 2 and most of Phase 3 by gravity. An existing wastewater treatment plant, located approximately two miles south of the Project site and west of I-215 at Nandina Road, would serve the wastewater needs of the Specific Plan area, including the Project site. The facility is designed to meet the wastewater treatment and discharge requirements of the Santa Ana Regional Water Quality Control Board and has sufficient capacity to treat projected flows.
Policy 14.3	Encourage reuse of reclaimed and treated non-potable water for irrigation and maintenance of recreation areas, landscaping and /open space preservation.	See response to Land Use Goal 13.
Goal 16	Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March JPA Planning Area.	As described in the 2003 Final EIR, the March JPA has formed a utility authority to provide electrical power to the West March Planning area which involves new underground electrical distribution constructed throughout the Specific Plan area. Natural gas services are provided through the Gas Company while communication services are provided by Frontier and Time Warner. As stated in the EIR, no adverse impacts to power, natural gas or telecommunication services are expected to occur with new development proposed in the March JPA, consistent with the March JPA General Plan.
Policy 16.1	Where feasible, require new development to underground on-site telecommunication	The Project will underground on-site telecommunication connections.

General Plan Goal/Policy		Consistency
	connections.	
Goal 17	Adequate flood control facilities shall be provided prior to, and concurrent with, development in order to protect the lives and property within the March JPA Planning Area.	In compliance with the March JPA General Plan and the March Business Center Specific Plan, the Project would ensure that storm water runoff is not diverted onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by existing drainage facilities or the flood control improvements proposed with the development. The Project would install flood control facilities that will protect lives and property within the March JPA Planning Area.
Policy 17.1	Provide for the adequate drainage of storm runoff to protect the lives and property within the Planning Area.	See response to Land Use Goal 17.
Policy 17.2	Monitor and maintain drainage and flood control facilities to ensure adequate capacity to support the land use plan.	See response to Land Use Goal 17.
Policy 17.3	Require new development to construct new or upgrade existing drainage facilities to accommodate the additional storm runoff caused by the development.	See response to Land Use Goal 17.
	Transportation	
Goal 1	Establish and provide for a comprehensive transportation system that captures the assets and opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub-region.	Traffic associated with the March Business Center Planning Area is managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget". The March Business Center Specific Plan Amendment accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the March Business Center area as illustrated on Table V-1 of the Specific Plan Amendment. The Project site is located within Planning Area 6 of Planning Region C which accounted for 8,328 passenger car average daily trips; 7,539 external average daily trips; and 294 truck trips within the Meridian SP 5 area. Within this planning area, development of Unit 4 Lots 8-11 has been approved under a single project application for business park use that generate the equivalent of 5,773 passenger car trips. That project included an estimated 30 trucks to support business park use, but they were converted to passenger car equivalents and not taken from the total truck trip allocation for the planning area. A similar approach was taken for this Project's

General Plan Goal/Policy		Consistency
		consistency. As part of the approval of the Unit 4 Lots 8-11 development, trips originally allocated to Unit 4 Lot 12, the parcel for this proposed development, were transferred. This was agreed upon to allow the development for Unit 4 Lots 8-11 to move forward with estimated trips in excess of original estimates. A total of 2,684 average daily trips (ADT) was transferred. This results in a maximum trip generation limit of 1,209 external ADT for Unit 4 Lot 12 (this Project). Since the business park use often includes some small industrial/warehousing type of operations, it was assumed in the Project's consistency analysis that 2% of business park trips would be delivery trucks and other smaller trucks that may be diesel powered. These were accounted for in the trip generation by using a passenger car equivalent of 2.0 per truck as part of the calculation for the overall passenger car count. The truck trips are included in the Meridian SPA traffic monitoring report (August 2013) as trucks within the overall Meridian SP-5 area, but were not deducted from the available truck trips in the planning area. This was applied this way as there are available truck trips in the overall Meridian SP-5 area and the desire to not reduce available truck trips from the two remaining lots in Planning Area 6: Unit 4, Lot 13 and Unit 4, Lot 14. The anticipated average daily traffic (ADT) for the land uses associated with the proposed Project includes 1,151 passenger cars trips and 23 heavy truck trips for a total of 1,174 trips. The passenger car trips utilized the internal capture of 13 percent established in the Specific Plan, resulting in 1,047 external trips. This results in a remainder of 719 external daily trips and 294 truck trips remaining for Unit 4 Lots 13 and 14 that are not used by the proposed Project. The Specific Plan Amendment originally assumed 710 external passenger car daily trips and 294 truck trips for the two remaining parcels, Unit 4-Lots 13 and 14 combined. Thus, the number of external daily trips and truck trips for the proposed Project remains consistent with the original assumptions in the Specific Plan Amendment for Planning Region C, Planning Area 6. Based on the trip generation calculations, the remaining trips for Planning Area 6 are anticipated to be enough for the remaining parcels in the Planning Area to be developed and therefore, consistent with findings in the Meridian SP-5 SEIR. As described in the Meridian SP-5 SEIR, the proposed Project would be consistent with the applicable plans and policies that establish performance criteria for the circulation system within the Project area. Therefore, the proposed Project would not result in new or substantially more severe traffic-related impacts not considered in the Meridian SP-5 SEIR, and no further environmental review is required.

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Policy 1.1	Plan for a mix of transportation modes aimed at effective use of resources, both physical infrastructure and natural energy resources.	See response to Land Use Policy 1.6.
Policy 1.2	Design transportation improvements which are compatible with the natural environment. Xeriscape and drought tolerant landscaping techniques should be used for all parkway and median plantings. Where feasible non-potable water should be used for irrigation purposes.	March JPA's Ordinance #JPA 16-03 establishes stringent landscape requirements for new and substantially altered projects within the Planning Area. Compliance with the ordinance is a requirement of the Project.
Policy 1.4	Roadway system shall inter-relate with the components of the multi-faceted transportation system that will assist with the synergistic value of each element's effectiveness (i.e., bike lockers at the Metrolink station, with bike lanes emanating there from).	The Project is a part of March Business Center Specific Plan. In addition to the March ARB /Moreno Valley metrolink station in North Campus, the Specific Plan would provide approximately 52 acres of parkland near the southeastern corner of South Campus, with passive uses and limited improvements which would improve the aesthetic appeal of the Specific Plan area and the quality of life for individuals visiting and working within the Specific Plan area and adjacent developments. Multi-use trails and bikeways are also included in the Transportation section of the Specific Plan.
Goal 2	Build and maintain a transportation system which capitalizes on the multi-faceted elements of transportation planning and systems, designed to meet the needs of the planning area, while minimizing negative effects on air quality, the environment and adjacent land uses and jurisdictions.	See response to Transportation Policy 1.4.
Policy 2.6	FAA Standards, military AICUZ, and appropriate Comprehensive Land Use Plan for March Airfield shall be upheld and supported to encourage and realize a safe environment in and around the aviation field.	See response to Land Use Policy 1.9.
Policy 2.7	On-street parking shall be de-emphasized throughout the planning area to permit maximum capacity of roadways to be actuated by vehicular and bicycle transportation modes.	The Project will provide adequate off-street parking to limit the potential for on-street parking. This will allow for more capacity on the roadways for sidewalks and landscaping.

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Policy 2.8	Street improvements shall be designed in a comprehensive manner to include parkway facilities, pedestrian walkways, commuter bike lanes, signing, lighting noise and air quality factors, as applicable.	The Project will comply with the roadway standards within the Circulation Plan associated with March Business Center Specific Plan and its associated Design Guidelines. The Specific Plan specifies the cross-sections for public roadways which include sidewalks, medians, and landscaping. The Design Guidelines provide the architectural, signage, parking, and landscaping standards to achieve the goals of the Specific Plan and General Plan.
Goal 3	Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands.	See response to Transportation Policy 2.8.
Policy 3.1	Follow standards for transportation element roadways in designing and constructing street improvements.	See response to Transportation Policy 2.8.
Goal 4	Provide a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities.	See response to Transportation Policy 2.8.
Policy 4.2	All streets shall be constructed in accordance with planning area's standard street classifications. Modifications within the Northeast Planning Subarea to the standard street classifications may be allowed on a limited basis to preserve the integrity of the area and facilities.	See response to Transportation Policy 2.8.
Goal 6	Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterial roadways.	See response to Transportation Policy 2.8.
Policy 6.2	Access to an arterial road shall be limited to one point for every 300 feet of frontage or one point for parcels with less than 300 feet of frontage.	See response to Transportation Policy 2.8.

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Goal 7	Facilitate and develop transportation demand management and transportation systems management programs, and use of alternate transportation modes.	The Project will implement Transportation Demand Management (TDM) to facilitate bicycle use, transit service and the shifting of traffic from the traditional peak commuting periods and drive-alone modes of travel. The Project is a part of the March Business Center Specific Plan, which incorporates bicycle paths, bus pull-outs, pedestrian sidewalks, and Metrolink facilities to accommodate alternative modes of travel.
Policy 7.5	Provide a system of bicycle facilities (paths, lanes and routes) in conjunction with circulation system roadway improvements.	See response to Transportation Policy 1.4.
Goal 8	Adequate, affordable, equitably distributed and energy efficient public and mass transit services which promote the mobility to, from, and within the planning area shall be provided.	See responses to Land Use Policy 1.6 and Transportation Policy 1.4.
Policy 8.1	Evaluate transportation alternatives with project design, development and implementation.	See responses to Transportation Goal 1 and Transportation Policy 1.4.
Goal 9	Develop measures which will reduce the number of vehicle-miles traveled during peak travel periods.	See responses to Goal 1 and Land Use Policy 1.6.
Policy 9.1	Provide incentives to employers who encourage carpooling and vanpooling for employees.	See response to Transportation Goal 7.
Policy 9.2	Provide preferential parking for carpools and vanpools, where appropriate.	See response to Transportation Goal 7.
Goal 10	Regulate the travel of trucks on March JPA Planning Area streets.	Truck routes within March Business Center Specific Plan are regulated as mitigation measures within the certified EIR and promote project designs, signage and traffic control standards that discourage and prevent trucks from traveling westerly on Van Buren Boulevard and/or impacting residential communities.
Policy 10.1	Establish a truck route system which designates truck and commercial vehicle routes and provides adequately sized and designed roadways to meet the needs of trucks and commercial vehicles. This will eliminate truck	See response to Transportation Goal 10.

General Plan Goal/Policy		Consistency
	and commercial vehicle traffic through inappropriate areas of the March JPA Planning Area.	
Policy 10.2	Clearly sign designated truck routes and identify maximum weight limitations on these routes.	See response to Transportation Goal 10.
Goal 11	Adequate off-street parking for all land uses shall be provided which requires adequate on-site parking to prevent spill over on the adjacent street system.	The March Business Center Specific Plan provides parking ratios for projects that limit the need for on-street parking. The Project is consistent with Specific Plan ratios and is designed to provide adequate on-site parking for employees so that on-street parking is avoided.
Policy 11.1	Provide for adequate parking facilities for all uses.	See response to Transportation Goal 11.
Policy 11.4	Provide for adequate parking facilities for all uses.	See response to Transportation Goal 11.
Policy 11.5	Provide adequate loading areas within off-street parking areas for all commercial and manufacturing land uses.	The Project will provide adequate loading areas for all commercial and industrial land uses.
Goal 12	Plan for and seek to establish and area-wide system of bicycling trails, with linkages within the planning area and with adjacent jurisdictions, and in compliance with sub-regional plans.	See response to Land Use Policy 1.6 and Transportation Policy 1.4.
Policy 12.7	Require sidewalks on both sides of all streets. The March JPA encourages alternate designs including parkways and meandering and enhanced paving.	The Project will comply with the design guidelines and standards for the March Business Center. The Specific Plan specifies the cross-sections for public roadways which include sidewalks, medians, and landscaping. The Design Guidelines provide the architectural, signage, parking, and landscaping standards to achieve the goals of the Specific Plan and General Plan.
Goal 13	Promote, preserve, and protect the joint use of the aviation field by the Air Force Reserves and civilian aviation.	The Project will not impact the use of the air field by Air Force Reserves or civilian aviation.

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Policy 13.6	Protect flight paths from inappropriate development encroachment.	See response to Land Use Policy 1.9 and Land Use Goal 6.
Policy 13.8	Adhere to approved airport layout plans approved by the Joint Powers Commissions and recognized by the FAA.	See response to Land Use Policy 1.9 and Land Use Goal 6.
Goal 15	In accordance with state and federal law, promote and provide mobility for the disabled.	The Project is designed consistent with requirements of the Americans with Disability Act (ADA).
Policy 15.1	Require that all development comply with the requirements of the state and federal law for the disabled. Requirements may include ramps at street corners, access to public buildings, traffic signal timing and the like.	See response to Transportation Goal 15.
	Noise	
Goal 1	Ensure that land uses are protected from excessive and unwanted noise.	Long-term noise impacts from the March Business Center include commercial and industrial activities and associated operations and traffic. The Specific Plan for the March Business Center does not include land uses that would be considered incompatible to the ACLUP and AICUZ. Additionally, with the application of the California Public Code Section 21083.8.1, the noise contour footprints for March ARB/MIP for the year 2010 is significantly less than what was permitted and emitted by March AFB prior to its realignment in 1996. Much of the existing development subject to noise contours of 60-dBA or greater has both navigation easements and implemented noise attenuation measures.
Policy 1.1	Establish acceptable limits of noise for various land uses throughout the March JPA Planning Area. Future development that could increase ambient noise levels shall be required to mitigate the anticipated noise increase, to the extent possible.	See response to Noise Policy 1.
Policy 1.3	Encourage good acoustical design in new construction.	See response to Noise Policy 1.

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Goal 2	Minimize incompatible noise level exposures throughout the Planning Area, and where possible, mitigate the effect of noise incompatibilities to provide a safe and healthy environment.	Surrounding uses to the Project site include a vacant parcel entitled for Business Park uses and an occupied industrial facility to the north of Unit 4, Lot 9 and a conservation easement to the north of Unit 4-Lot 12; an entitled three-story office building to the west of Unit 4, Lot 9 and vacant, disturbed land to the west of Unit 4-Lot 12; vacant parcels entitled for Office and Mixed Use to the east of both Unit 4-Lot 9 and Lot 12; and the Riverside National Cemetery to the south of the proposed Project, beyond Van Buren Boulevard. . The closest residential uses are located approximately 2,500 feet to the west of the Project site. However, the proposed Project is in an area that was previously evaluated and planned for development within March Business Center Specific Plan. Noise levels to surrounding areas would be minimized.
Policy 2.4	March JPA shall evaluate noise sensitivity and noise generation when considering land use projects and transportation improvement projects, and where appropriate mitigation measures shall be employed.	See response to Noise Goal 2.
Goal 3	Work toward the reduction of noise impacts from vehicular traffic, and aviation and rail operations.	The Project does not include aviation or rail operations.
Policy 3.4	Where appropriate, noise mitigation measures shall be incorporated in the design and approval of development property located adjacent to aviation and rail facilities.	The Project is not adjacent to aviation or rail facilities.
Policy 3.7	Limit trucking operations to appropriate routes, times and speeds.	Truck operations to and from the Project site are regulated through the design of the Project and requirements of the March Business Center Final EIR.
Policy 3.8	Appropriate muffling systems for construction equipment and operations shall be required, as necessary.	See response to Transportation Policy 3.7.
Air Quality		
Goal 1	Promote alternative modes of travel.	See responses to Land Use Policy 1.6 and Transportation Goal 7.
Policy 1.3	Support trip-reduction programs, such as longer	See response to Transportation Goal 7.

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	work days, shorter week work schedules.	
Goal 2	Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the subregion of western Riverside County.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Transportation Policy 1.4.
Policy 2.1	Create an employment center within the housing rich environment of the subregion.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Goal 3	Reduce air pollution through proper land use, transportation and energy use planning.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.1	Locate ancillary uses within business and employment centers to reduce the number of vehicle trips and lessen the vehicle miles traveled.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.2	Locate service uses and facilities in convenient proximity to employment and business center areas to encourage pedestrian or alternative transit to reduce the number of vehicle trips.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.3	Develop a bike lane network that will link the bike lanes to residential areas adjacent to the Planning Area and Metrolink Stations to encourage non-motorized travel within the planning area.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Policy 3.4	Encourage ride share programs.	See response to Transportation Goal 7.
Policy 3.5	Parking facilities shall be designed to safely accommodate and support alternative modes of transportation and preferential location of alternative fuel vehicles and mass transit services.	See responses to Land Use Policy 1.1, Land Use Policy 1.6 and Land Use Goal 2.
Goal 5	Maximize the effectiveness of air quality control programs through coordination with	The previously certified EIR for the March Business Center explained that according to the SCAG (Southern California Association of Governments, *State of the Commute*

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	other governmental entities.	*Report 1999*), Riverside County residences currently have the longest average home to work commute distance of the six counties comprising the SCAG, estimated at 21.6 miles. The opportunity to work close to home would translate into lower congestion, and commute time, and a decrease in the daily vehicle miles traveled within Riverside County. Because of the regional nature of the Project area, March JPA regularly seeks to coordinate its efforts with other governmental agencies.
Policy 5.5	Review development projects to determine the potential air quality impacts and provide appropriate mitigation, where necessary.	The March Business Center 2003 Final EIR and 2010 Supplemental EIR provided extensive mitigation measures for air quality to support the successful development and operation of a 1,290-acre regional business center in Riverside County. The Project positively contributes to the implementation of adopted mitigation measures by implementing a use that will reduce traffic counts and building footprints that were previously analyzed in 2003.
Goal 6	Reduce emissions associated with vehicle/engine use.	See responses to Land Use Goal 1, Land Use Policy 1.1, Land Use Policy 1.6, Land Use Goal 2 and Air Quality Policy 5.5.
Policy 6.3	Encourage diversion of peak hour truck traffic, whenever feasible, to off-peak periods to reduce roadway congestion and associated emissions.	See response to Transportation Goal 10.
Policy 6.5	Encourage trucks operating within March JPA Planning Area to maintain safety equipment and operate at safe speeds so as to reduce the potential for accidents which create congestion and related emissions.	See response to Transportation Goal 10.
Goal 7	Reduce emissions associated with energy consumption.	Buildings within the March Business Center are designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements. Landscaped areas within streets and public right-of-ways are designed to utilize drought tolerant landscaping, requiring the use of smart and energy efficient irrigation equipment. Idling emissions from trucks are restricted by using auxiliary power units and electrification at the industrial warehouse facilities.
Policy 7.1	Support the use of energy-efficient equipment	See response to Air Quality Goal 7.

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	and design in the March JPA Planning Area for facilities and infrastructure.	
Policy 7.3	Support passive solar design in new construction.	See response to Air Quality Goal 7.
Policy 7.4	Support recycling programs which reduce emissions associated with manufacturing and waste disposal.	Projects within the March Business Center are required to comply with local and state regulations pertaining to solid waste diversions from landfills and green waste recycling, including the California Solid Waste Reuse and Recycling Access Act that requires designated Recyclables Collection and Loading areas on the site. The use of mulch and compost in the Project area is also consistent with green waste requirements of the Specific Plan.
Policy 7.5	Support drought-resistant vegetation in landscaping areas to reduce energy needed to pump water.	The Specific Plan includes a landscape plan and plant palette for development within the Specific Plan area. The Project's plant materials include predominantly drought tolerant vegetation pursuant to the March JPA's Ordinance #JPA 16-03 for efficiencies in landscaping.
Goal 8	Reduce air pollution emissions and impacts through siting and building design.	See response to Air Quality Goal 7.
Policy 8.1	Support the use of low polluting construction materials and coatings.	The Project is designed to support the use of low polluting construction materials and coatings. Buildings within the March Business Center are designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.
Goal 9	Reduce fugitive dust and particulate matter emissions.	The Project's air quality emissions were evaluated to determine if the Project would violate an air quality standard or contribute to an existing or projected air quality violation. Construction activities associated with the Project would result in emissions of ROG, NOx, CO, SO_2, PM_{10}, and $PM_{2.5}$ from activities such as grading, building construction, architectural coating, paving, and construction workers commutes. The SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings) (32); Rule 403 (Fugitive Dust) (34); and Rule 1186 / 1186.1 (Street Sweepers) (35). As such, credit for Rule 1113 and Rule 403 have been taken. Emissions resulting from Project construction would not exceed numerical thresholds established by the SCAQMD for any criteria pollutant. Therefore, the construction of the Project would be consistent with this Goal.

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		Operational emissions from the Project site will be less than what was analyzed under the 2003 Final EIR as the intensity of the Project will be less than what was previously approved under the March Business Center Specific Plan. As such, Project operations will be consistent with this Goal.
Policy 9.1	Require all feasible fugitive dust reduction techniques to be utilized during construction activities.	See response to Air Quality Goal 9.
Housing		
The General Plan does not allow for housing opportunities within the March JPA Planning Area due to incompatible uses with the airfield, the need to focus on the reestablishment of the numerous jobs lost due to base realignment, and the housing rich environment of Western Riverside County. The Project maintains consistency with the General Plan's absence of a residential land use designation within the Specific Plan area.		
Resource Management		
Goal 1	Conserve and protect surface water, groundwater, and imported water resources.	Implementation of the March Business Center Specific Plan will increase the amount of impervious surface within the March Business Center Specific Plan area resulting in increased storm and surface water runoff into storm drain systems. However, the March Business Center Drainage Plan will construct four campus-wide detention basins to reduce peak runoff from the Specific Plan and reduce peak flow below existing levels.
Policy 1.1	Where possible, retain local drainage courses, channels and creeks in their natural condition.	There are no drainage courses, channels or creeks on or around the Project site. Project drainage improvements will align with overall business park improvements for March Business Center North Campus.
Policy 1.2	Protect groundwater and surface water resources from depletion and sources of pollution.	The March Business Center Specific Plan will include construction of impermeable surfaces. Although the March Business Center does not involve the extraction of groundwater, it will reduce areas of ground percolation and recharge of the groundwater due to the increase of impermeable surfaces. Groundwater recharge will continue in open space, detention basins and natural streambeds. Water Quality Management Plan will be prepared for the Project to implement the appropriate SWPPP and NPDES measures to assure that groundwater will be protected from potential sources of pollution.
Policy 1.4	Require development to conserve water resources, including the use of water-efficient	See response to Air Quality Goal 7 and Policy 8.1 and Resource Management Goal 4.

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	plumbing fixtures and irrigation systems.	
Policy 1.5	Conserve imported water by requiring water conservation techniques, water-conserving and recycling processes, drought• resistant landscaping, and reclaimed water for irrigation, when available and appropriate.	The Project will comply with the Specific Plan's Design Guidelines that require landscaping with appropriate drought-tolerant species to reduce water consumption.
Policy 1.6	Promote the use of drought tolerant landscaping in development, and encourage the use of reclaimed water for irrigation in parks, golf courses, and industrial uses, as well as for other urban uses, whenever feasible and where legally permitted.	The use of drought tolerant landscaping is a requirement of the March Business Center. As described in the analysis for the 2003 Final EIR, WMWD's existing reclaimed water system is purpose-built for its existing use and would require a major-retrofit to expand its service area. The proposed distribution system will parallel the proposed potable system and will meet purple pipe standards for reclaimed water. When the wastewater treatment plant is upgraded to tertiary treatment, the reclaimed water will be supplied to the March Business Center system and will meet all of the irrigation demands of the Specific Plan area.
Policy 1.8	Assure that development projects comply with regulatory agency requirements, including federal, state and regional regulations.	Impacts to waters of the U.S. are based on the proposed Section 404 Jurisdictional Determination for March Business Center. The total impacts to waters of the U.S. from the development of the Specific Plan area is 2.68 acres, which required a Section 404 Individual Permit Authorization from the U.S. Army Corps of Engineers prior to development. Mitigation for these impacts included realigning a portion of the channel (north of Van Buren Boulevard) to the north of the existing channel at twice the width of the present channel, and planting riparian vegetation at a 2:1 ratio in a proposed detention basin (Lot 49). The impacts and mitigation required by the Section 404 permit for the Specific Plan have been completed.
Goal 2	Control flooding to reduce major losses of life and property.	Implementation of the March Business Center Specific Plan will increase the amount of impervious surface within the March Business Center Specific Plan area resulting in increased storm and surface water runoff into storm drain systems. The March Business Center Drainage Plan proposes construction of four detention basins to reduce peak runoff from the Specific Plan and reduce peak flow below existing levels. The March Business Center is not within areas identified as floodplains. The March Business Center will include improvements to the storm drain system; therefore, the March Business Center would not result in flooding of the Project area. The March Business Center Specific Plan is consistent with land use assumptions used in the Perris Valley Master Drainage Plan; therefore, the March Business Center Specific Plan will not have a significant impact on the size of master drainage facilities. The March Business Center Specific Plan proposes land use densities less than those assumed in the Perris Valley

General Plan Goal/Policy		Consistency
		Area Drainage Plan and will include the addition of detention basins, which will reduce peak flows below existing levels. The combination of less intense land use plus on-site detention will ensure that the capacity of downstream flood control facilities will not be an issue.
Policy 2.3	Ensure that development does not divert storm water runoff onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by flood control improvements installed coincident with the development.	See response to Resource Management Goal 2.
Policy 2.5	To the greatest extent possible, require development to use master flood control facilities and limit use of interim drainage facilities or open channels.	The Meridian North Campus is designed and constructed in a manner to capture and treat runoff within the overall drainage master plan. According to Section 402 of the Clean Water Act (CWA), a National Pollutant Discharge Elimination System (NPDES) permit is required for the discharge of any pollutant (except for dredged or fill material) into waters of the United States. The Project would be constructed and operated in compliance with CWA Section 402. Further, and in compliance with NPDES – New Development & Redevelopment Guidelines for Projects under the March JPA and the Riverside County Municipal Separate Storm Sewer System (MS4), the Project Applicant would ensure the reduction of pollutants in urban stormwater discharge to the maximum extent practicable through the use of structural and nonstructural BMPs to manage runoff water. In compliance with the March JPA General Plan, the proposed Project would ensure that storm water runoff is not diverted onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by existing drainage facilities or the flood control improvements proposed with the development. As such, no new or different water quality impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Plan.
Goal 3	Conserve and protect significant land forms, important watershed areas, mineral resources and soil conditions.	The Project will not impact any significant landforms or mineral resources. As such, no new or different mineral resource impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan.
Policy 3.1	Conserve hillsides and rock outcroppings in the planning area through the use of master- planned developments which create a "Campus- like" setting, and encourage the creative siting of building areas as a means of	The Project will be constructed in a flat area with no rock outcroppings and will not impact any of the area's hillsides.

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	retaining natural areas and open space.	
Policy 3.5	Require and practice proper soil management techniques to reduce erosion, sedimentation and other soil-related problems.	See response to Land Use Policy 8.1. A SWPPP and Erosion Control Plan will be required for the Project to reduce erosion and other soil related problems. In addition, all grading will be reviewed by a soils consultant as part of grading permit preparation.
Policy 3.6	Control erosion during and following construction through proper grading techniques, vegetation replanting, and the installation of proper drainage control improvements.	See response to Land Use Policy 8.1 and Resource Management Policy 3.5.
Policy 3.7	Require erosion control measures such as binders, revegetation, slope covers, and other practices which reduce soil erosion due to wind and water.	See response to Land Use Policy 8.1 and Resource Management Policy 3.5.
Goal 4	Conserve energy resources through use of available energy technology and conservation practices.	Buildings within the March Business Center are designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements. Idling emissions from trucks are restricted by using auxiliary power units and electrification at the industrial warehouse facilities. Moreover, landscaping with appropriate drought-tolerant species to reduce water consumption.
Policy 4.1	Implement energy performance requirements established under the California Administration Code Title 24 Energy Conservation and Insulation Regulations.	See response to Goal 4.
Policy 4.2	Encourage innovative building, site design and orientation techniques which minimize energy use by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials available to control energy usage.	See response to Goal 4.
Policy 4.3	Encourage the use and development of alternative and innovative energy resources and energy conservation techniques, where	See response to Goal 4.

General Plan Goal/Policy		Consistency
	practical.	
Goal 5	Conserve and protect significant stands of mature trees, native vegetation, and habitat within the planning area.	The 1999 U.S. Fish and Wildlife Service (USFWS) Biological Opinion (BO) No. 1-6-99-F-13 for the reuse of the March Air Force Base (AFB), which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Wildlife (CDFW; formerly California Department of Fish and Game), addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo (LBV) and mountain plover. LBV, SKR and the mountain plover are known to occur in areas of the former March AFB. The BO concluded that development of the March Business Center Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, LBV or mountain plover. No critical habitat has been designated for SKR within or adjacent to the Specific Plan, and therefore none would be affected. In 2009, the USFWS prepared a BO (FWS-WRIV-09B-221-09F1185) that addressed the increased population of LBV in the Specific Plan area. The riparian forest located in the southwestern portion of the North Campus and the north portion of the South Campus of the Specific Plan is occupied by LBV. The March Business Center Specific Plan was determined to impact 3.0 acres of LBV habitat at full buildout. The proposed mitigation to offset impacts to LBV from the March Business Center Specific Plan includes conserving restoration areas and avoiding riparian drainages and upland buffers through the recordation of a conservation easement (recorded January 17, 2014). The conservation easement includes creation and restoration of 4.2 acres of LBV habitat. In addition, the March Business Center Specific Plan Final EIR incorporated numerous conservation measures to avoid and/or minimize potential impacts to LBV and its habitat. Taking into consideration all of the conservation measures and proposed mitigation, the USFWS concluded in the BO that the March Business Center Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the LBV. The Project site is graded and therefore does not contain suitable habitat for LBV. Further, the site is not adjacent to occupied LBV habitat; and consequently, it is not subject to Mitigation Measure IV.D.1-1. Habitat for the Western burrowing owl was identified within the March Business Center Specific Plan area. This species is listed by the State as a Species of Special Concern. The March Business Center Specific Plan Final EIR outlines measures to minimize impacts to burrowing owls including pre-construction surveys and passive relocation measures. The Project would be required to conduct pre-construction surveys for burrowing owls, per Mitigation Measure IV.D.1-2 of the March Business Center Final EIR. Should burrowing owls be detected during pre-construction surveys, passive relocation measures would be implemented to ensure that impacts sensitive species and habitats would be less than significant and thus, would comply with Goal 5.

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Policy 5.1	Where practical, conserve important plant communities and habitats such as riparian areas, wetlands, significant tree stands, and species by using buffers, creative site planning, revegetation and open space easements/dedications.	See responses to Resource Management Goals 1 and 5.
Policy 5.2	Encourage the planting of native species of trees and other drought-tolerant vegetation.	See response to Resource Management Policy 1.5.
Policy 5.4	In areas that may contain important plant and animal communities, require development to prepare biological assessments identifying species types and locations and develop measures to preserve recognized sensitive species, as appropriate.	See responses to Resource Management Policy 1.8 and Goal 5.
Policy 5.6	Work with state, federal and local agencies in the preservation and/or mitigation of recognized sensitive vegetation and wildlife in March JPA Planning Area.	See response to Resource Management Policy 1.8.
Goal 6	Provide an effective and efficient waste management system for solid and hazardous wastes that is financially and environmentally responsible.	March JPA prohibits discharge of hazardous wastes into the air, land, or into water resources within March JPA Planning Area and requires the preparation of a hazardous materials and waste management plan for any commercial and industrial uses which create, utilize, store, or treat hazardous materials or waste. The plan shall be subject to approval by the March JPA Planning Director, review by the Police Department and shall outline source reduction, treatment, handling, transportation, disposal, emergency response, and employee training methods. Further, uses which involve hazardous waste, shall implement the best available technology for on-site pre-treatment and reduction of hazardous wastes, whenever feasible (March JPA, 1997). Additionally, the County of Riverside Ordinance 651.4 requires disclosure where businesses handle hazardous materials and the acquisition of a permit issued by the Department of Environmental Health for any owner or operator of a business where hazardous materials are handled. The Project applicant would ensure compliance with the regulations set forth by March JPA and the County of Riverside.

General Plan Goal/Policy		Consistency
Policy 6.4	Coordinate with regulatory agencies in assuring that future development handles and disposes of hazardous materials in compliance with applicable regulations.	See response to Safety Risk/Management Goal 4.
Goal 7	Promote cultural awareness through preservation of the planning area's historic, archaeological and paleontological resources.	The Project would not cause a substantial adverse change in the significance of a historical resource. The Project site was partially developed sometime after 1938 and prior to 1949; however, the structures on the site associated with Camp Haan were no longer visible as of 2009, at which time the site appeared to have been mass graded. The Project site has remained vacant since it was mass graded in anticipation of future development. Furthermore, the March Business Center Final EIR assessed the impacts to Cultural Resources within the Specific Plan area which includes the proposed Project area. The Cultural Resource Survey, Test, and Evaluation conducted by Tierra in December 2009 for the March Business Center Final EIR discovered one previously unidentified cultural resource site, KHMR-1 in the North Campus of the Specific Plan. Based on the evaluation of KHMR-1 conducted by Tierra, no further work was recommended for KHMR-1 and the Project site is considered fully mitigated. As such, the Project would not be in conflict with this goal.
Policy 7.5	Require development proposals that are located on or near archaeological or paleontological resources to provide a cultural resources study that assesses potential impacts to the resource as a result of the proposed development. The report will include measures to avoid destruction of any significant cultural resources.	See response to Resource Management Goal 7.
Policy 7.6	Require the preservation of identified cultural resources to the extent possible, prior to development, through dedication, removal, transfer, reuse, or other means.	See response to Resource Management Goal 7.
Goal 9	Create a network of open space areas and linkages throughout the Planning Area that serves to preserve natural resources, protect health and safety, contributes to the character of the community, provide active and passive	The Project is a part of a master-planned business park development called the March Business Center. The business center is designed with a network of open space areas and linkages through the form of parkways and passive open space areas. The Project promotes health and safety by increasing open space and recreation areas in North Campus.

General Plan Goal/Policy		Consistency
	recreational use, as well as visual and physical relief from urban development.	
Policy 9.8	Enforce the standards of the military and FAA relative to aviation hazard areas to protect the use of the aviation field, and use of property within its vicinity.	See response to Land Use Policy 1.9.
Goal 10	Establish standards for scenic corridors, trails and vistas that contribute to the quality of the planning area.	Not applicable. No established scenic corridors or planned trails are present adjacent to the Project area.
Policy 10.4	Use design standards for transportation facilities that include street trees, pedestrian walkways, bicycle lanes, signing, lighting and setbacks to complement and enhance the character of the planning area.	The Project is subject to a Specific Plan which identifies landscape sections and a landscape plan that includes street trees and pedestrian walkways as well as landscaped setbacks.
	Safety/Risk Management	
Goal 1	Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.	The March Business Center 2003 Final EIR disclosed that future development in the Project area means that more people and structures will be exposed to geologic and seismic hazards. However, adverse impacts on earth and geology could be mitigated by land use controls and building and engineering methods. Seismic hazards can be reduced through California Building Code standards, which the Project would be required to meet.
Policy 1.1	Require geological and geotechnical investigations in areas of potential seismic or geologic hazards as part of the environmental and development review process. Require mitigation of seismic or geologic hazards to the satisfaction of the responsible agencies.	See response to Safety/Risk Management Goal 1.
Policy 1.2	Ensure all grading plans comply with the Uniform Building Code (UBC) and California Building Code including, if necessary, requiring preliminary investigations of	See response to Safety/Risk Management Goal 1.

General Plan Goal/Policy		Consistency
	development sites by a State-registered geotechnical engineers and certified engineering geologists.	
Goal 2	Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.	The Project is subject to the development and construction standards outlined within the March Business Center Specific Plan and Final EIR. Compliance with adopted local and state regulations will ensure that the Project will protect the public and properties from geologic hazards.
Policy 2.1	Discourage any grading beyond that which is necessary to create adequate building pads area.	See response to Safety Risk/Management Goal 2.
Goal 3	Minimize injury, loss of life, property damage, and economic and social disruption caused by flood hazards.	See response to Land Use Goal 17.
Policy 3.4	Ensure that development does not divert storm water run-off onto adjacent properties, or cause alterations of natural drainage courses that cannot be adequately handled by existing drainage facilities or the flood control improvements proposed with the development.	The proposed Project will implement a drainage system that will convey existing storm water around the development footprint and will be consistent with approved drainage facilities for the March Business Center. Further, the Project will mitigate storm water runoff to a flow rate equivalent to the pre-developed conditions. See response to Land Use Goal 17.
Policy 3.5	Require the installation and maintenance of storm drains by property owners.	See response to Land Use Goal 17.
Goal 4	Reduce threats to public safety and protect property from wildland and urban fire hazards.	According to the Western Riverside County Wildfire Susceptibility Map, the Project is not within a designated fire hazard zone.
Policy 4.5	Ensure that new access roads have adequate widths and turning radius for fire and emergency vehicles.	Project roadways meet fire and emergency vehicle standards.
Policy 4.7	Encourage the planting and maintenance of drought-resistant, fire-retardant species on slopes to reduce the risk of brush fire and soil erosion in areas adjacent to hillsides; and develop stringent site design and maintenance	According to the Western Riverside County Wildfire Susceptibility Map, the Project is not within a designated fire hazard zone. In addition, the Project will be constructed in a relatively flat area and will not impact hillsides.

General Plan Goal/Policy		Consistency
	standards for areas with high fire hazard.	
Goal 5	Reduce the potential for hazardous material exposure or contamination in the Planning Area.	The Project is a part of the March Business Center Specific Plan and as described in the 2003 Final EIR, due to the types of uses and facilities that would be allowed in the March Business Center, certain potentially hazardous materials are expected to be generated, stored, distributed and/or disposed of within the Project area. Potentially hazardous materials include household and industrial waste, oils, solvents, paints, corrosives, and other materials. The disposal of hazardous wastes will be the responsibility of the operators/businesses and must be in accordance with applicable regulations. The transport of all hazardous materials, is regulated by the U.S. Department of Transportation (Title 49 of the Code of Federal Regulations, the California Highway Patrol (Title 13 of the California Code of Regulations), and the California State Fire Marshall (Title 19 of the California Code of Regulations). In addition, in order to operate in the State of California, all hazardous materials transporters must be registered with the California Department of Toxic Substances Control (DTSC). These regulations minimize the potential for incidents involving hazardous materials. Compliance with all applicable federal, state, and regional regulations is a requirement of the Project and will assure compliance with this Goal.
Policy 5.1	Comply with the enforcement of disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify such materials at the site, and to notify the appropriate County, State and/or Federal agencies in the event of a violation.	See response to Safety Risk/Management Goal 5.
Policy 5.3	Require land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials are located a safe distance from land uses that may be adversely impacted by such activities.	See response to Safety Risk/Management Goal 5.
Policy 5.4	Ensure the storage, use and transportation of any hazardous materials complies with the standards set forth within the errata sheets published for each substance.	See response to Safety Risk/Management Goal 5.
Goal 7	Reduce the possible risk of upset, injury, and loss of life, property damage and other impacts	The Project does not involve an aviation facility and as such, it would be consistent with

General Plan Goal/Policy		Consistency
	associated with an aviation facility.	this Goal.
Policy 7.1	Ensure development and use of property within the vicinity of airfield complies with appropriate building standards and codes including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as contained within an approved Comprehensive Land Use Plan (CLUP) and appropriate AICUZ.	See response to Land Use Policy 1.9 and Noise Goal 1.

Exhibit A 4

Existing Meridian (SP-5) zoning map



FIGURE II-4

EXISTING ZONING MAP FOR NORTH CAMPUS

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Exhibit A 5

Proposed Meridian (SP-5) zoning map

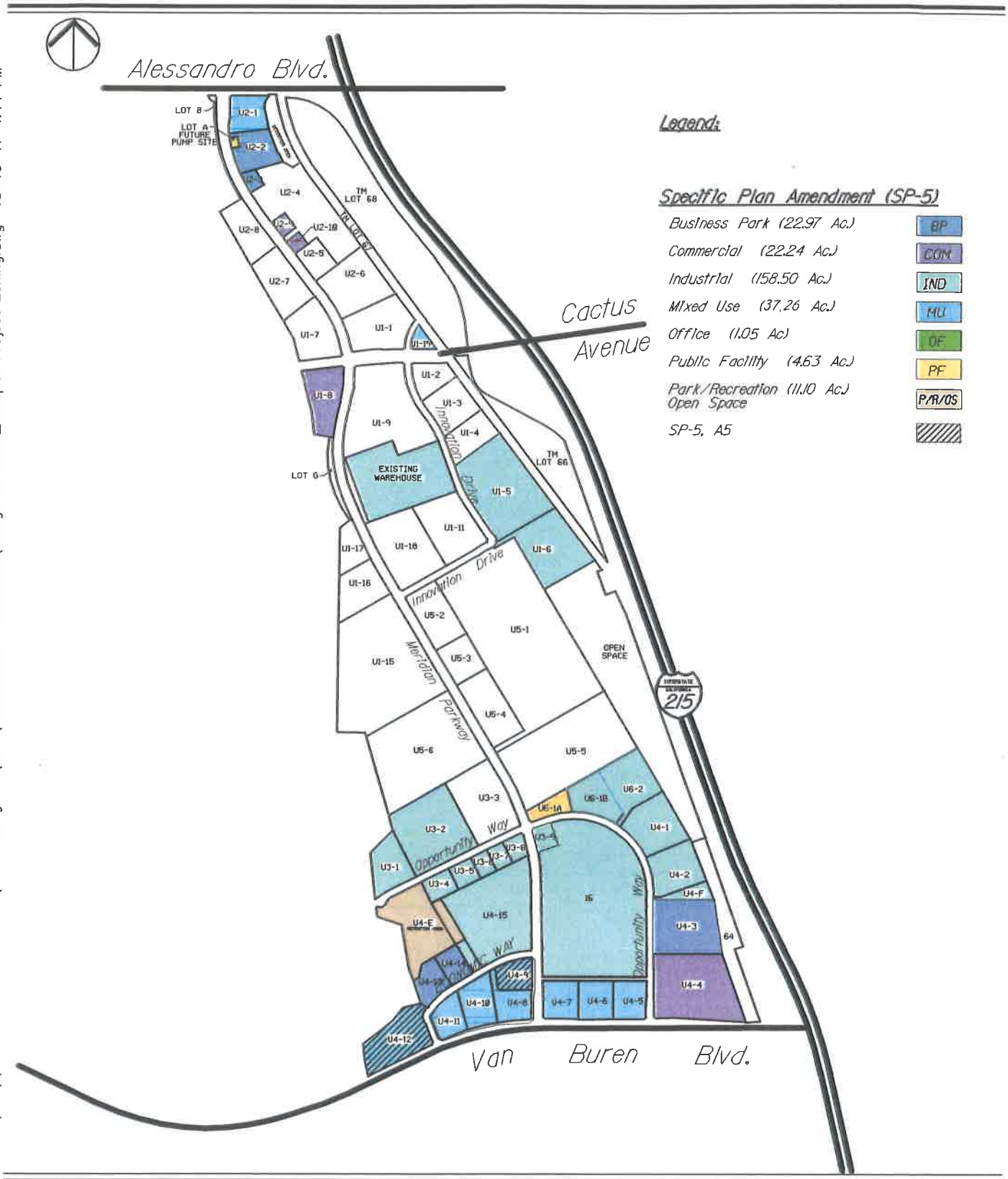


FIGURE II-4A

PROPOSED ZONING MAP FOR NORTH CAMPUS

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Exhibit A 6

Applicant's Narrative

MS Prime Six Project Description

Project Location

The proposed Project ("Project") is located on 2.75 acres on Unit 4, Lot 9 and 7.12 acres on Unit 4, Lot 12 in Planning Area 6 of Planning Region C within the Meridian SP-5 Planning Area. The Project site is located north of Van Buren Boulevard, west of Economic Drive and to the east of Village West Drive (Unit 4, Lot 12) and north of Van Buren Boulevard, west of Meridian Parkway and to the east of Economic Drive (Unit 4, Lot 9).

Project Description

The proposed Project would develop five concrete tilt-up buildings with a combined square footage of 91,987 square feet (sf), and would require a zone change for Unit 4-Lot 12 from Office to Mixed Use and would operate as permitted business park uses and as business enterprise uses with the approval of a CUP. The maximum Floor Area Ratio (FAR) for the proposed Project would be 0.27, which meets the requirements of the MU zone. A summary of Project land uses, parking requirements, and landscaping provided for Unit 4, Lot 12 is shown below in **Table 1, Project Summary (Unit 4, Lot 12)**.

Table 1: Project Summary (Unit 4, Lot 12)

	Zoning	Office (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Building 1, Lot 12	Mixed Use	2,000	13,115	15,115	19	25	41.5%
Building 2, Lot 12	Mixed Use	2,000	16,594	18,594	23	25	25.9%
Building 3, Lot 12	Mixed Use	2,000	17,931	19,931	24	27	30.6%
Building 4, Lot 12	Mixed Use	2,500	19,536	22,036	27	27	31.5%
Building 5, Lot 12	Mixed Use	2,000	14,311	16,311	20	24	25.0%

The proposed Project would require approval by the March JPA of a General Plan Amendment, a Specific Plan Amendment, a Master Plot Plan, and Conditional Use Permits for Buildings 1 through 5 of Unit 4, Lot 12. The Master Plot Plan (Plot Plan 17-04 Amendment 1) would allow for the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12. The proposed Project would require 113 parking stalls and would provide a total of 128 standard parking stalls. The proposed Project would be located on land previously zoned as OF and rezoned as MU and would operate with permitted business park and conditionally permitted business enterprise uses. The proposed buildings would have a maximum height of 34 feet, which would require approval by ALUC to determine if it is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

The General Plan Amendment (GPA 19-01) would allow for a decrease of land zoned as OF and an increase of land zoned as MU within the March JPA Planning Area. Inclusive of the proposed Project and upon approval of GPA 19-01, the March JPA Planning Area would allow for 1.05 gross acres of land zoned as OF and 37.26 gross acres of land zoned as MU. The Specific Plan Amendment (SP-5, Amendment 5) would allow for the zone change of approximately 9.87 acres from SP-5 OF to SP-5 MU.

The associated Specific Plan Amendment would require modifications to three figures in the Specific Plan; Figure II-3 would be revised to identify the General Plan land uses prior to the changes proposed by the Project, Figure II-4 would be revised to identify the existing zoning prior to the changes proposed by the Project, and Figure II-4a would identify the revised zoning resulting from the proposed Project.

The Conditional Use Permits would allow for uses on of Unit 4, Lot 12 and Unit 4, Lot 9 to potentially operate as business enterprise uses among other permitted uses within the MU zone.

Landscaping for Unit 4, Lot 12 would total 97,467 sf and would exceed the March JPA minimum site landscaping requirement of 20 percent for sites within the MU zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be maintained by the individual parcel tenant. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

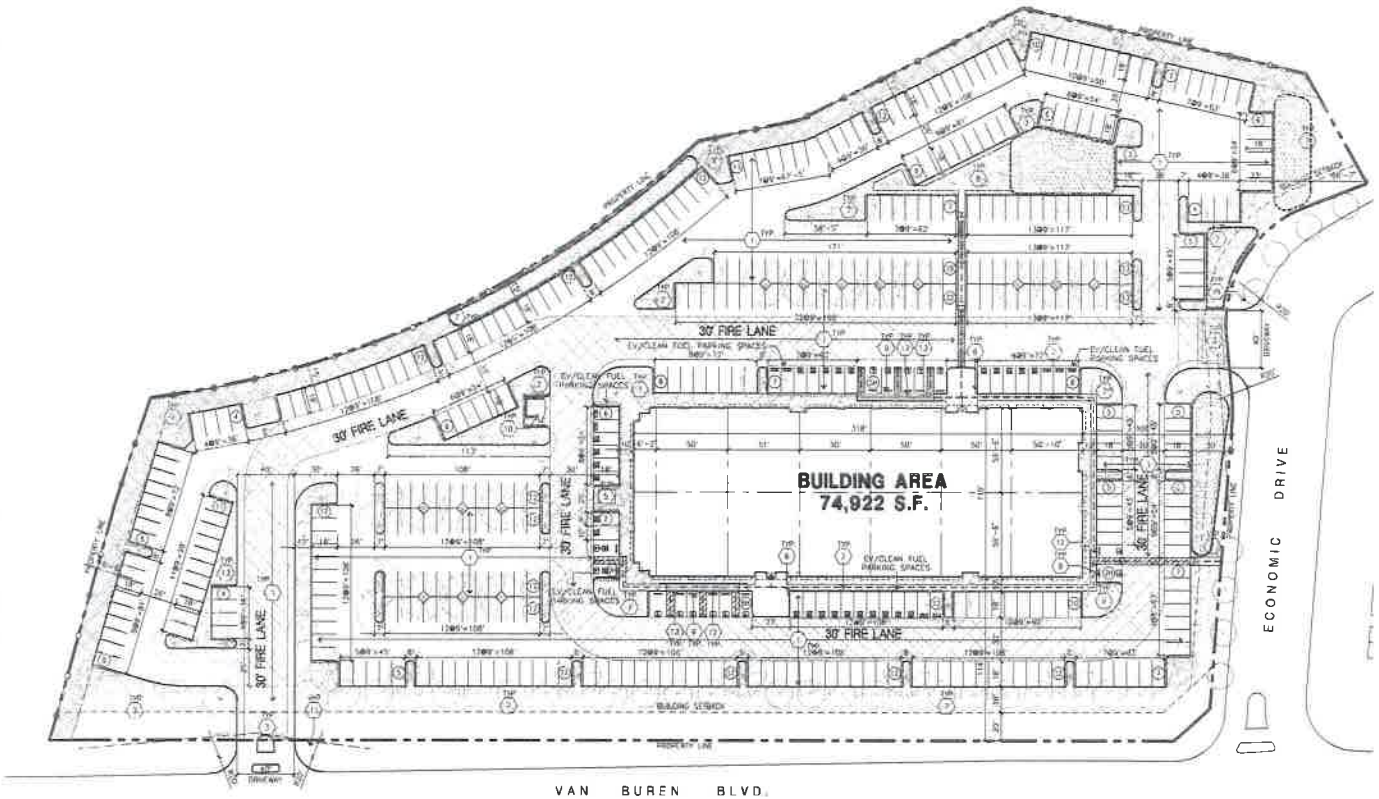
All of the buildings proposed as a part of the Project are currently planned as "speculative buildings." Therefore, the future tenant(s) of the buildings are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Initial Study and associated technical reports use conservative potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Construction of the proposed Project is expected to commence in October 2019 with a duration of approximately seven months. The Project would be operational in Spring of 2020. The cut and fill quantity during grading would be 10,500 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

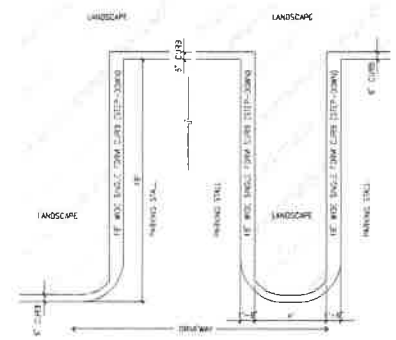
Vehicular access for Unit 4, Lot 12 would be provided at one driveway located on Economic Drive and one driveway located on Van Buren Boulevard. The driveway located on Economic Drive would provide full access to the site. The driveway located on Van Buren Boulevard would provide right-in right-out access to Lot 12. Riverside County Transportation and Land Management Agency (TLMA) approval is required for the driveway cut along Van Buren Boulevard. All points of ingress/egress would be unsignalized.

Exhibit A 7

Previously approved site plan



OVERALL SITE PLAN (A)



STEP-DOWN AT END PARKING STALL (B)

SITE PLAN KEYNOTES

1. ASPHALT CONCRETE (AC) PAVING
2. CONCRETE WALKWAY MEDIUM BROOM FINISH
3. DRIVEWAY APRONS TO BE CONSTRUCTED
4. 5'-6"x5'-0"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR
5. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
6. EXTERIOR BIKE RACK TYPICAL
7. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
8. EMPLOYEE BREAK AREA
9. PRE-CAST CONCRETE WHEEL STOP.
10. TRASH ENCLOSURE W/ 6' HIGH WALLS PER CITY STANDARD
11. ACCESSIBLE ENTRY SIGN.
12. ACCESSIBLE PARKING STALL SIGN
13. TRUNCATED DOME
14. APPROXIMATE LOCATION OF FIRE HYDRANT
15. WALL MOUNTED LIGHTING FIXTURE TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE

SITE LEGEND

- CONCRETE PAVING SEE "C" DWGS FOR THICKNESS
- STANDARD PARKING STALL 9' x 18'
- LANDSCAPED AREA
- 20' WIDE FIRELANE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

- NOTE
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW
- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RIVERSIDE FIRE DEPARTMENT REQUIREMENTS.
- PER MASTER DEVELOPER, CHAINLINK FENCE WILL BE PROVIDED PRIOR TO THE ROUGH GRADING STAGE PER COMPENSATORY MITIGATION AND MONITORING PLAN
- PEDESTRIAN CIRCULATION LIGHTING WILL BE PROVIDED FROM PARKING AREAS / PEDESTRIAN PATHS TO BUILDING ENTRIES PER SECTION 7.5.1 OF WBCDC
- ALL ENTRY AREAS ARE TO BE LIT PROVIDING AN INVITING GLOW FROM INTERIOR PER SECTION 7.6.2 OF WBCDC
- PROJECT TO PROVIDE CONSISTENT THEME LIGHTING, SUBJECT TO REVIEW AND APPROVAL BY MARCH JPA SHALL BE PROVIDED WITHIN LOTS FRONTING VAN BUREN BOULEVARD AS PER PAGE III-19

VICINITY MAP



TABULATION

	OFFICE
SITE AREA	
In s.f.	309,955 s.f.
In acres	7.12 ac
BUILDING AREA	
Office - 1st floor	37,461 s.f.
Office - 2nd floor	37,461 s.f.
TOTAL	74,922 s.f.
COVERAGE	24.2%
BUILDING HEIGHT	36'
AUTO PARKING REQUIRED	
Office: 4/1,000 s.f.	300 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	404 stalls
Handicap (12' x 18')	13 stalls
Carpool/Vanpool/E.V. (9' X 18')	37 stalls
6.1 Parking Ratio	
TOTAL	454 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Office (OF)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50', 75' requires approval pursuant to Section 18.35	
SETBACK	
Front - 25' Interior Side Yard - 0'	
Street Side Yard - 15' Rear Yard - 10'	
MAXIMUM FLOOR AREA RATIO	
FAR - .35	
LANDSCAPE REQUIREMENT	
Percentage - 20%	
LANDSCAPE PROVIDED	
Percentage -	25.8%
In s.f.	80,068 s.f.

HPA architecture
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tel: 949-863-1770
fax: 949-863-0851
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Owner:

SDM

101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:

MS
PRIME SIX

Riverside, CA

Consultants:

SDH INC.

HUNTER LANDSCAPE

Title: Overall site plan

Project Number: 15489
Drawn by: ML
Date: 08/15/15
Revision:

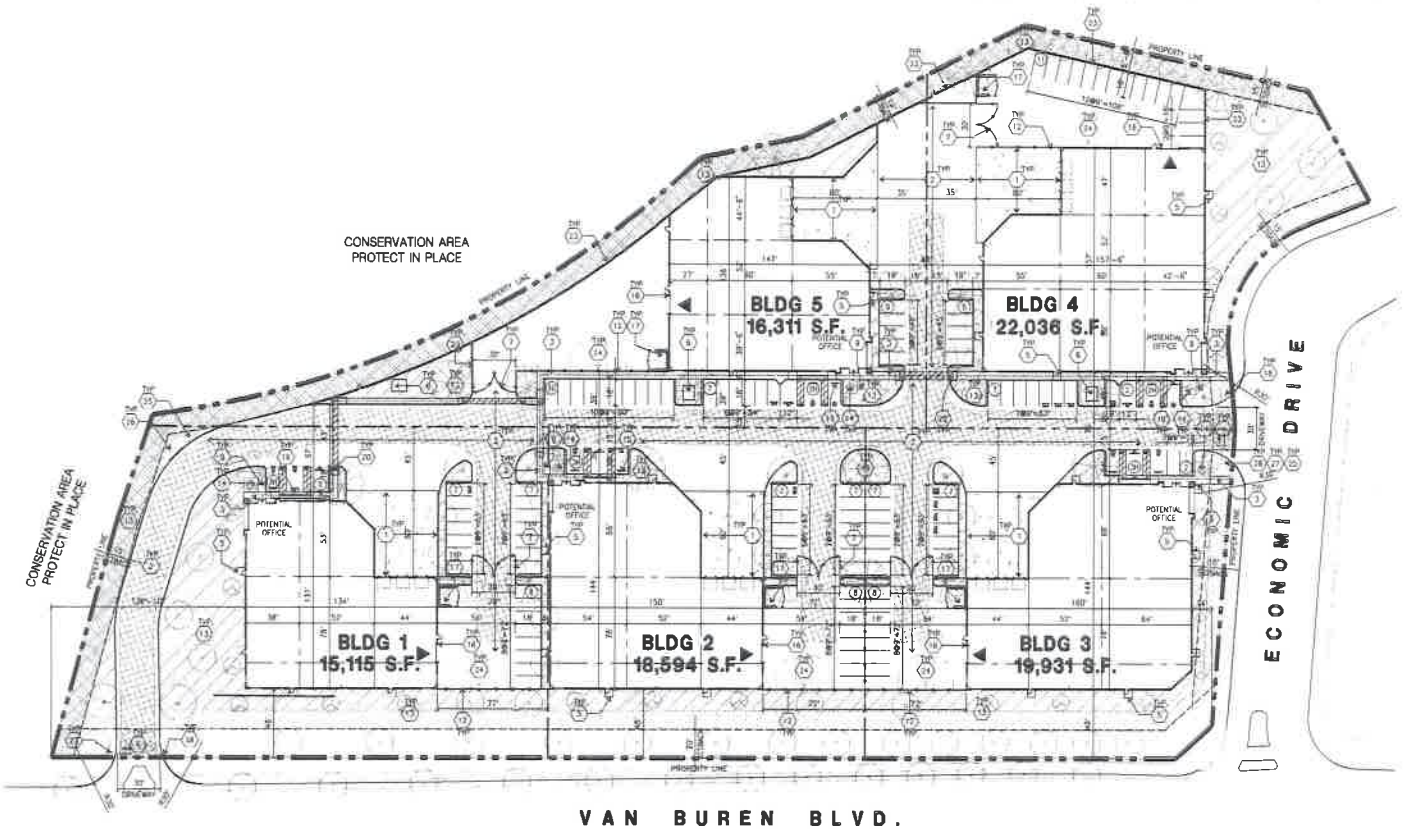
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A1.1

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

Exhibit A 8

Proposed site plan



MASTER SITE PLAN (A) SCALE: 1" = 40'-0"

VICINITY MAP



PROJECT DATA

	LOT 1	BLDG 1	BLDG 2	BLDG 4	BLDG 5	TOTAL

Exhibit A 9

Proposed Architectural Drawings

MS PRIME SIX

RIVERSIDE, CALIFORNIA

MERIDIAN SP-5 FSEIR

C-2
AIR QUALITY
PRIOR TO PLOT PLAN APPROVAL, PLEASE DETAIL IN SITE PLAN NOTES THAT EMPLOYERS SHALL IMPLEMENT A COMPRESSED WORKWEEK SCHEDULE WHEN FEASIBLE.

H-7
UTILITIES AND SERVICES SYSTEMS
PLEASE DETAIL ON LANDSCAPE PLANS THAT THE PROJECT WILL PROPOSE A NON-POTABLE WATER SYSTEM THAT WILL MEET "PURPLE" PIPE STANDARDS FOR RECLAIMED WATER SYSTEMS

H-8
UTILITIES AND SERVICE SYSTEMS
PLEASE DETAIL ON CONCEPTUAL DESIGN PLANS COMPLIANCE WITH MITIGATION MEASURE H-8 IN THAT "A FIREFLOW STANDARD OF 5,000 GALLONS PER MINUTE SHOULD BE USED FOR THE WATER DISTRIBUTION NETWORK.

H-5
CLIMATE CHANGE AND GHG'S
PLEASE PROVIDED A SITE PLAN NOTE THAT ON-SITE TRASH ENCLOSURE SHALL PROVIDE THE FOLLOWING: GREEN WASTE ENCLOSURE, TRASH AND RECYCLABLE.

IV. L-1-14
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE ARCHITECT MUST PROVIDE A SITE PLAN NOTE THAT THE PROJECT SHALL INSTALL ENERGY STAR LABELED ROOFING MATERIALS

IV. L-1-15
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE ARCHITECT MUST PROVIDED A SITE PLAN NOTE ENSURING THAT THE "PROJECT WILL ENCOURAGE THE USE OF MATERIALS THAT ARE RESOURCE SUFFICIENT RECYCLED WITH LONG LIFE CYCLES AND MANUFACTURED IN AN ENVIRONMENTALLY FRIENDLY WAY"

IV. L-1-18
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT SHALL DETAIL AS A SITE PLAN NOTE THAT "AN INCREASE OF EXTERIOR WALL INSULATION OVER TITLE 24 REQUIREMENT WILL BE ENCOURAGED" HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED

IV. L-1-19
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECTS SHALL DETAIL AS A SITE PLAN NOTE THAT "AN INCREASE OF ROOF INSULATION OVER TITLE 24 REQUIREMENTS WILL BE ENCOURAGE", HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.

IV. L-1-20
CLIMATE CHANGE AND GHG'S
PLEASE ENSURE THAT THE LANDSCAPE PLANS INCORPORATE THE FOLLOWING REQUIREMENT FOR ALL ON-SITE LANDSCAPE: "PARKING LOT AREAS WILL INCLUDE 40% TREE COVERAGE (APPROXIMATELY ONE TREE PER EVERY FOURTEEN STALLS) FOR OFFICE USES AND 3% TREE COVERAGE (APPROXIMATELY ONE TREE FOR EVERY 20 STALLS) FOR INDUSTRIAL AND BUSINESS PARK USES WITHIN 10 TO 15 YEARS OF CONSTRUCTION. PROJECT WILL USE TREES THAT MATURE OVER A LONG TIME FRAME WITH LOWER WATER DEMAND. SHADE REQUIREMENTS WILL EXCLUDE TRUCK COURTS AND DRIVE AISLES"

IV. L-1-24
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, PROVIDE DETAILS THAT ELECTRICAL OUTLETS WILL BE INSTALLED AT ALL BUILDING EXTERIOR AREAS AS PER MITIGATION MEASURE IV. L-1-24

IV. L-1-25
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, PLEASE PROVIDE A SITE PLAN NOTE THAT THE PROJECT WILL PROVIDE ENERGY EFFICIENT APPLIANCES (E.G. ENERGY STAR) AND ENERGY-REDUCING PROGRAMMABLE THERMOSTATS THAT AUTOMATICALLY ADJUST TEMPERATURE SETTINGS

IV. L-1-26
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT WILL PROVIDE A SITE PLAN NOTE THAT LOW FLOW AND WATERLESS FIXTURES WILL BE INSTALLED IN ALL PROPOSED RESTROOM FACILITIES AS PER MITIGATION MEASURE IV. L-1-26.

MARCH JPA STANDARD SITE PLAN NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.

2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.

3. S.E.S. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.

4. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS, AT A MINIMUM. BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24" AROUND ALL PORTIONS OF THE BUILDING, TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING.

5. ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

6. SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MAXIMUM 250-WATT, FULL CUT-OFF FIXTURES, WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25' ABOVE FINISHED GRADE, AND A MAXIMUM LIGHTING LEVEL OF 5 CANDLE/FOOT2 AT THE PROPERTY LINE.

7. ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 35' FOR FREESTANDING OR BUILDING MOUNTED FIXTURES. ANY SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE MILL CUT-OFF TYPE HIGH PRESSURE SODIUM. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0.5 FOOT-CANDLES AT THE PROPERTY LINE.

8. CONCRETE LIGHT POLE BASES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.

9. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY LANDSCAPE SHRUB OR SCREENING WALL, OR BY A COMBINATION OF THESE TECHNIQUES.

10. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR OFFICE, COMMERCIAL AND MIXED USE DEVELOPMENTS. INDUSTRIAL AND BUSINESS PARK BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS.

11. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS. TRASH ENCLOSURE GATES SHALL INCORPORATE A MINIMUM OF 80% OPACITY.

12. WITHIN COMMERCIAL, OFFICE AND MIXED-USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS MAPS SHALL INCLUDE SPECIAL PAVING TREATMENT (SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BRICK, OR SIMILAR ALTERNATIVE). LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STAMPED ASPHALT COLORED ASPHALT IS NOT PERMITTED.

13. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT'S COLORS.

14. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:

A. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN, OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR.

B. ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.

C. ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WHICH WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA.

D. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.

E. BUILDINGS WITHIN THE 65DBH NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.

15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 30 X 42' WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION.

16. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 6-SQ/FT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.

17. ALL DESIGN AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A DIAGRAMMATIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAA PART 77 AIRSPACE. ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

18. ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE FITTED WITH EXHAUST MUFFLING AND NOISE CONTROL FILTER DEVICES TO REDUCE NOISE IMPACTS.

19. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUSIVE OF TUMF, SCHOOL FEES, AND FIRE AND PUBLIC FACILITIES FEES.

20. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN.

PROPERTY INFORMATION

Owner / Applicant
SLAG DEVELOPMENT
101 HODENCAMP ROAD
THOUSAND OAKS, CA 91360
TEL: 805-402-4515
CONTACT: MOSHE SLAG

Project Address
NW OF VAN BUREN BLVD & ECONOMIC DR.
RIVERSIDE, CA 92508

Zoning
SP 5 (MARCH BUSINESS CENTER SPECIFIC PLAN)
OF OFFICE

Assessors Parcel Number
294-050-057
294-050-063
294-050-068

Applicant Representative
HPA, INC.
18831 BARDEEN AVE. - SUITE 100
IRVINE, CA 92612
PHONE (949) 863-1770
FAX (949) 863-0851
CONTACT: MATTHEW LEE

Construction Type
CONCRETE TILT-UP BUILDING — WAREHOUSE/OFFICE
BUILDING OCCUPANCY: S-1/B
CONSTRUCTION TYPE: II-B

Code Analysis
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS

LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY SITUATED IN AN UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 12 OF TRACT 30857-4, AS SHOWN BY MAP ON FILE IN BOOK 435, PAGES 6 THROUGH 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

CONSULTANTS

CIVIL
SDH ASSOCIATES
5225 CANYON CREST DR
RIVERSIDE, CA 92507
PHONE: (951) 683-3681
CONTACT: STEVE SOMMERS

LANDSCAPE
HUNTER LANDSCAPE
711 S. FEE ANA ST
PLACENTIA, CA 92870
PHONE: (714) 888-2400
CONTACT: TOM HAYES

UTILITY INFO

WATER
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY
RIVERSIDE, CA 92508
PHONE: (951) 571-7100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 LUGONIA AVENUE
REDLANDS, CA 92373-0306
PHONE: (909) 428-8401

TELEPHONE SERVICE
VERIZON COMMUNICATIONS
140 WEST ST.
NEW YORK 10007
PHONE (800) 922-0204

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1351 E. FRANCIS AVENUE
ONTARIO, CA 91761
PHONE: (909) 357-6233

SEWER
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY
RIVERSIDE, CA 92508
PHONE: (951) 571-7100

FIRE PROTECTION
RIVERSIDE COUNTY FIRE DEPARTMENT
210 W. SAN JACINTO AVE
PERRIS, CA 92570
PHONE:(951)940-6900

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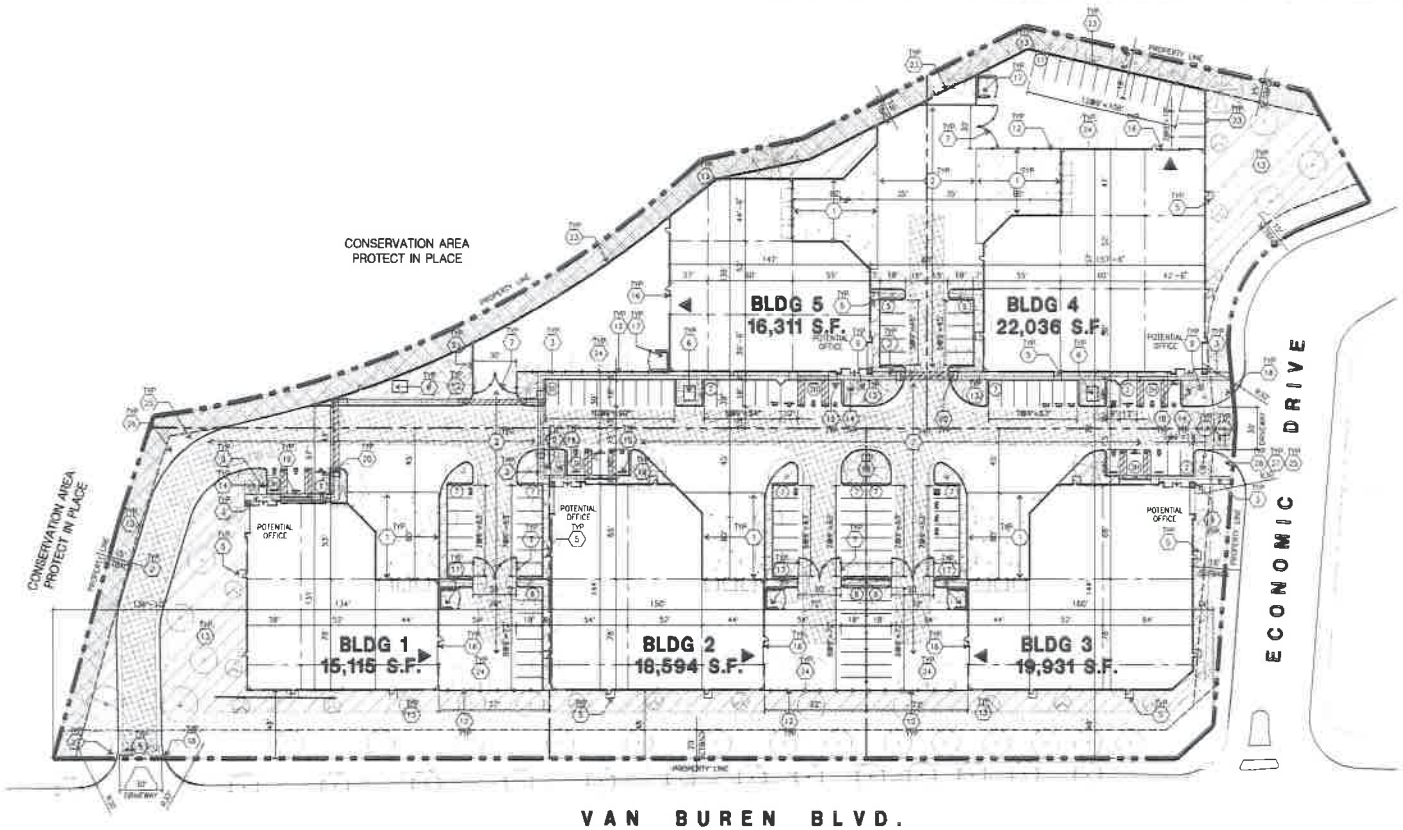
Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS PRIME SIX
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: COVER SHEET
Project Number: 16498
Drawn by: ML
Date: 04/25/17
Revision:

Sheet:
A0.1



MASTER SITE PLAN (A) SCALE: 1" = 40'-0"

VICINITY MAP

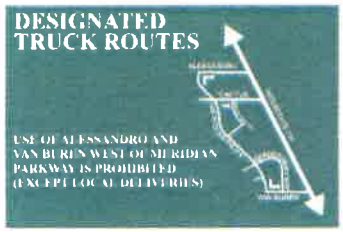


PROJECT DATA

	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	TOTAL
BUILDING AREA						
PARKING REQUIRED						
PARKING PROVIDED						
LANDSCAPE AREA						

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHOWN ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR CNTR LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR ORIGINATE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' O.C. WAY. EXPANSION JOINTS TO HAVE PREMPRESSED EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POSTS OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.



2'-0" X 3'-0" X .080" ALUM PANELS LAMINATED W/ GREEN HP VINYL W/ WHITE HP VINYL COPY & GRAPHIC. PANELS TO BE COATED W/ ANTI-GRAFFITI SHEETING. PANELS TO COME W/ A 2-1/2" GALVANIZED POST & MOUNTING HARDWARE.

TRUCK ROUTE SIGN (B) SCALE: NOT TO SCALE

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
7. PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL
9. EXTERIOR BIKE RACK TYPICAL
10. 12' HIGH TILT-UP SCREEN WALL TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE
11. EXTERIOR CONCRETE STAIR
12. 8' H METAL FENCE
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
14. EMPLOYEE BREAK AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. CONCRETE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
17. TRASH ENCLOSURE W/ 8' HIGH WALLS PER CITY STANDARDS
18. ACCESSIBLE ENTRY SIGN.
19. ACCESSIBLE PARKING STALL SIGN.
20. TRUNCATED DOME.
21. APPROXIMATE LOCATION OF FIRE HYDRANT.
22. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED WITHIN THE PUBLIC ROW SIDEWALK FRONTING VAN BUREN.
23. 12' H SCREEN WALL
24. AMENITY BASKETBALL COURT
25. TRUCK ROUTE SIGN. SEE DETAIL B
26. NO TRUCK ACCESS SIGN.
27. STOP SIGN.
28. TRUCKS NO RIGHT TURN SIGN.

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS FOR THICKNESS
- STANDARD PARKING STALL 8' X 18'
- LANDSCAPED AREA
- 24" WIDE FIRELANE
- METAL FENCE
- METAL SCREEN FENCE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL
- GRADE LEVEL DOOR

* NOTE
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW.
- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RIVERSIDE FIRE DEPARTMENT REQUIREMENTS.
-PER MASTER DEVELOPER, CHAINLINK FENCE WILL BE PROVIDED PRIOR TO THE ROUGH GRADING STAGE PER COMPENSATORY MITIGATION AND MONITORING PLAN.
- PEDESTRIAN CIRCULATION LIGHTING WILL BE PROVIDED FROM PARKING AREAS / PEDESTRIAN PATHS TO BUILDING ENTRIES PER SECTION 7 & 2 OF MBCDG.
- ALL ENTRY AREAS ARE TO BE LIT PROVIDING AN INVITING GLOW FROM INTERIOR PER SECTION 7 & 2 OF MBCDG.
- PROJECT TO PROVIDE CONSISTENT THEME LIGHTING SUBJECT TO REVIEW AND APPROVAL BY MARCH JPA SHALL BE PROVIDED WITHIN LOTS FRONTING VAN BUREN BOULEVARD AS PER PAGE III-19

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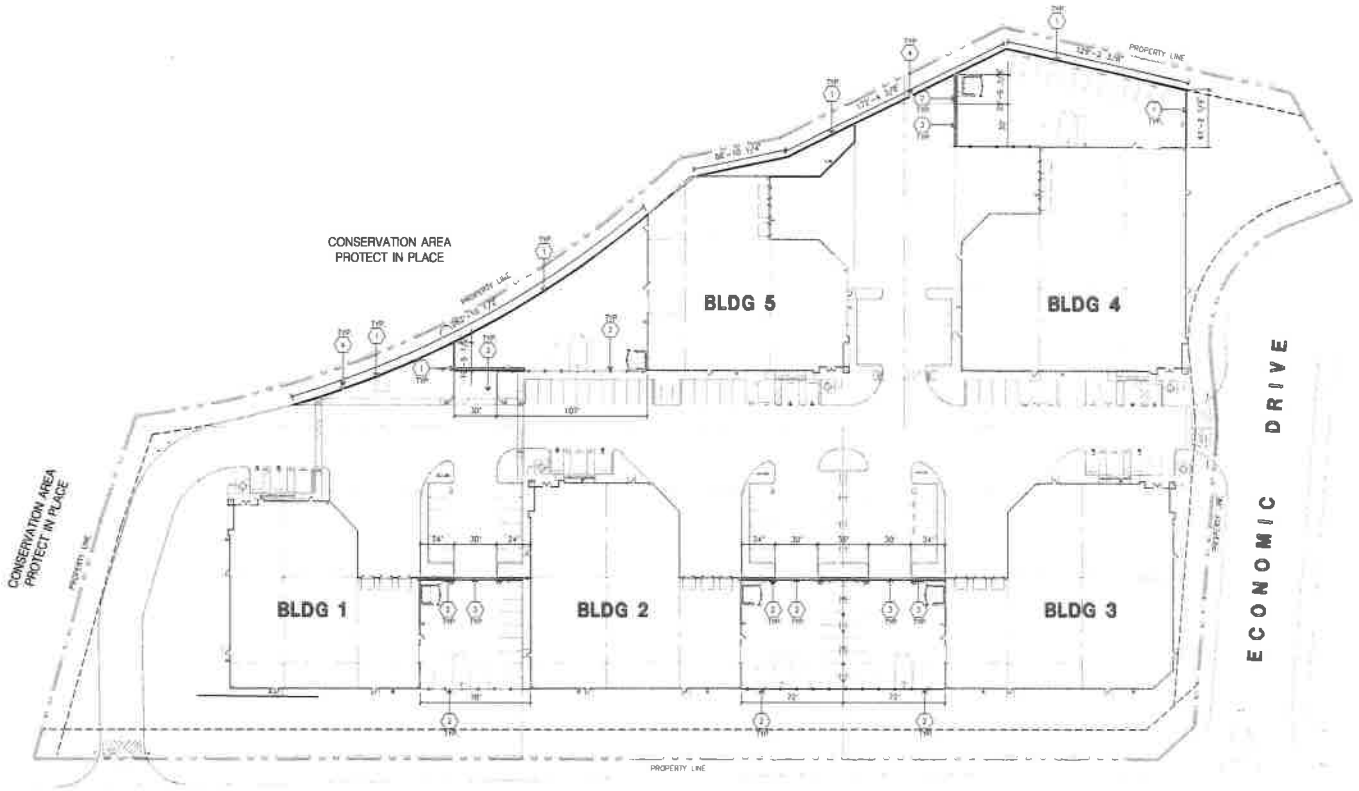
Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS PRIME SIX
Riverside CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Master Site Plan
Project Number: 1548B
Drawn by: ML
Date: 04/05/17
Revision:

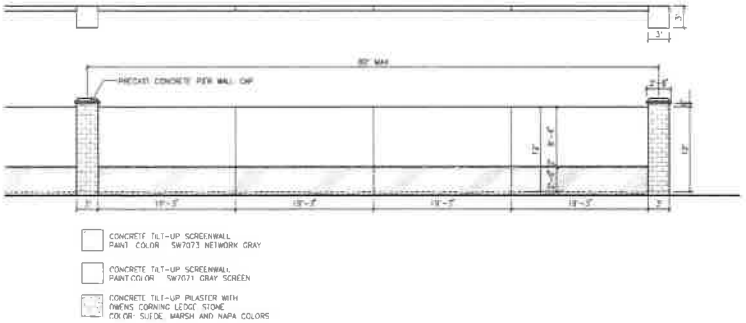
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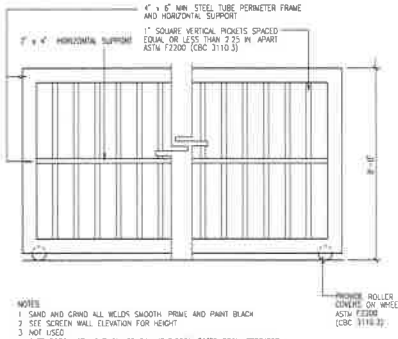
KEYNOTES

1. 12' HIGH SCREEN WALL. SEE DETAIL D/A1.1F
2. 8' HIGH METAL FENCE. SEE DETAIL B/A1.1F
3. 8' HIGH METAL SLIDING GATE. SEE DETAIL C/A1.1F
4. ACCESS GATE FOR LIFE

MASTER SITE PLAN A

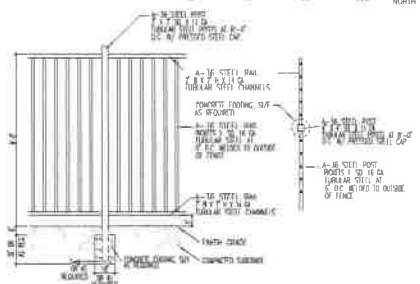


SCREENWALL ELEVATION D



NOTES:
1. SAND AND GRIND ALL WELDS SMOOTH. PRIME AND PAINT BLACK
2. SEE SCREEN WALL ELEVATION FOR HEIGHT
3. NOT USED
4. GATE DOES NOT MOVE ON ITS OWN IF DISCONNECTED FROM OPERATOR.
5. POSTING STOPS AT BOTH FULLY OPEN AND FULLY CLOSED POSITIONS
6. RECEIVER GUIDES RECESSED BEHIND POST FOR RECEIVING GUIDES LESS THAN 8FT
7. GATES PREVENTED FROM FALLING OVER IF DISCONNECTED FROM SUPPORTING HARDWARE

METAL GATE C



NOTES:
1. ALL TERMINAL POSTS TO BE 3"W X 2"D X 11GA STEEL TUBING W/ PRESSED STEEL CAP
2. ALL FENCE COMPONENTS TO BE PRIMED AND POWDER COATED TO BLACK
3. NOT USED
4. SAND AND GRIND ALL WELDS SMOOTH.
5. GAP BETWEEN GATE AND FENCE POST WHERE FENCE OVERLAPPED WITH GATE IN FULL OPEN POSITION, WILL BE LESS THAN 2.25 IN. PER ASTM F2200 (CBC 1110.3)

METAL FENCE B

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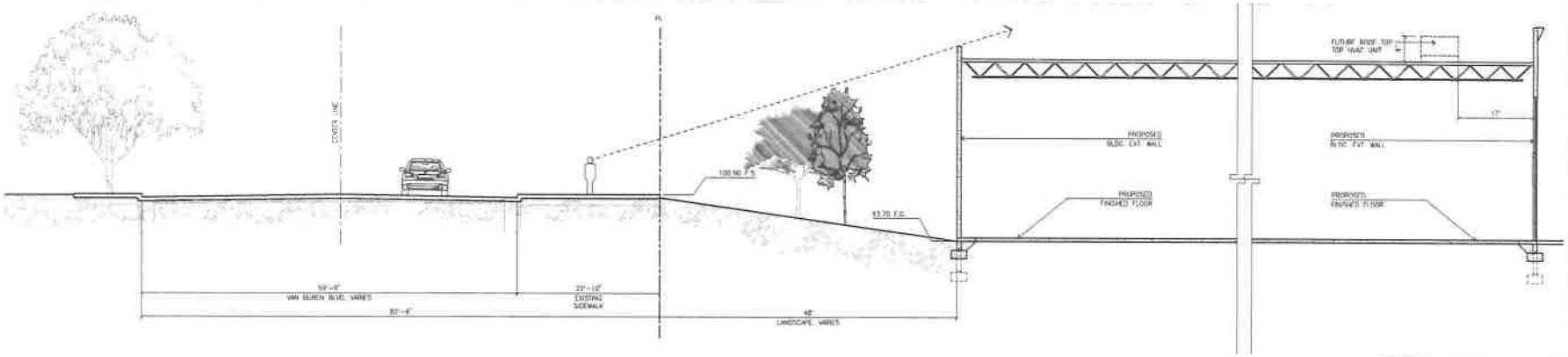
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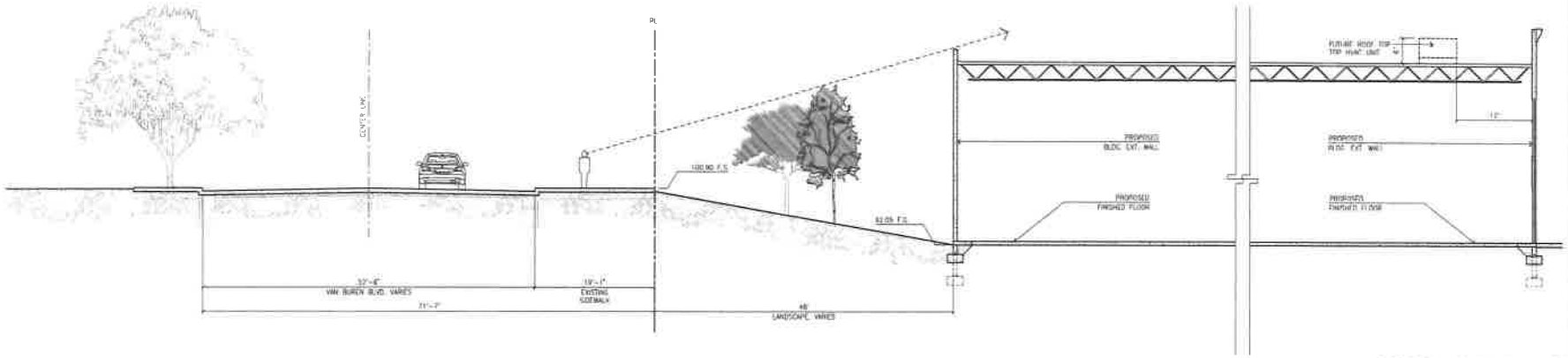
Consultants:
SOH INC.
HUNTER LANDSCAPE

Title: Master Site Plan
Project Number: 16489
Drawn by: ML
Date: 04/05/17
Revisions:

Sheet:
A1.1F

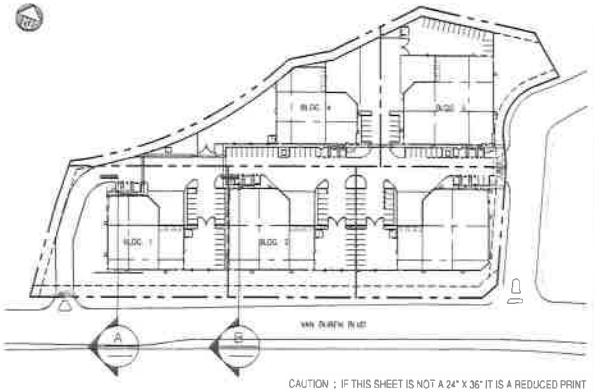


SECTION @ MAIN OFFICE (A)



SECTION @ MAIN OFFICE (B)

KEYMAP



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TEL: (805) 494-1226

Project:

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Riverside, CA

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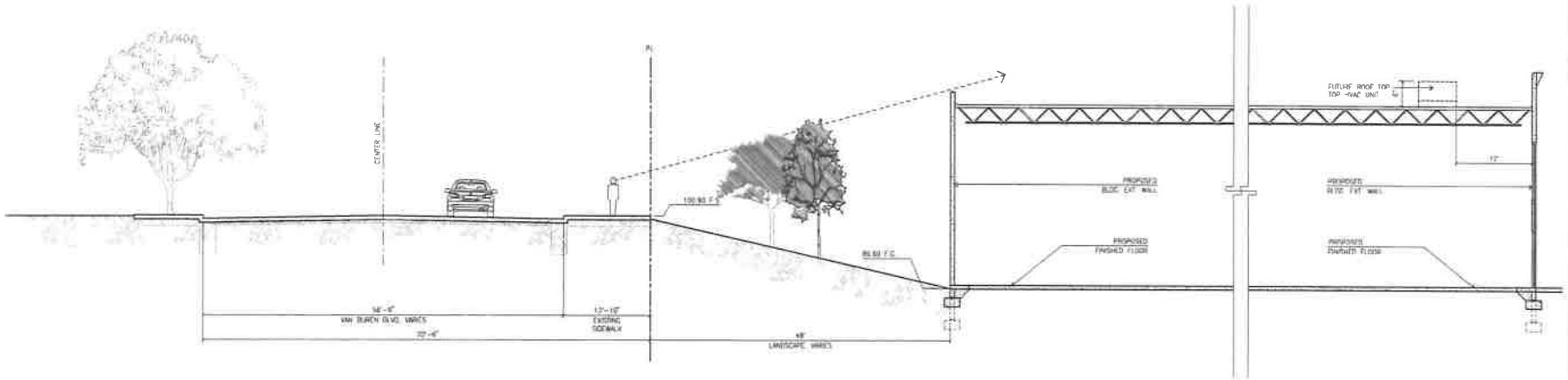
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Title: Site Section

Project Number: 15489
Drawn by: ML
Date: 04/05/17
Revision:

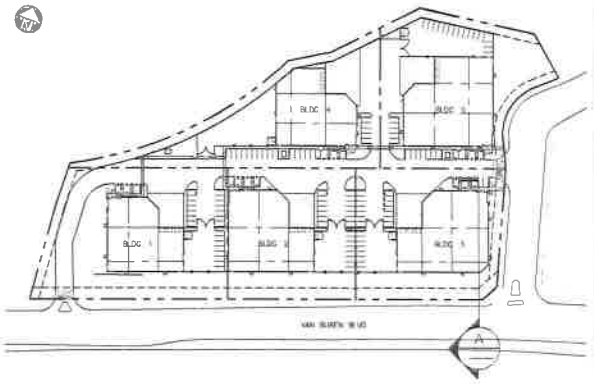
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SECTION @ MAIN OFFICE A

KEYMAP



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SOH INC.

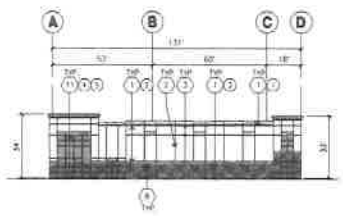
HUNTER LANDSCAPE

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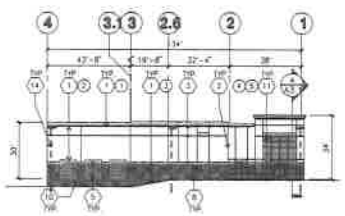
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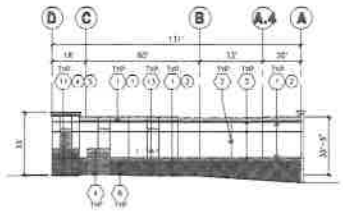
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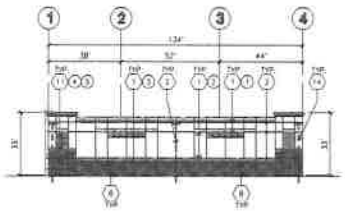
WEST ELEVATION C



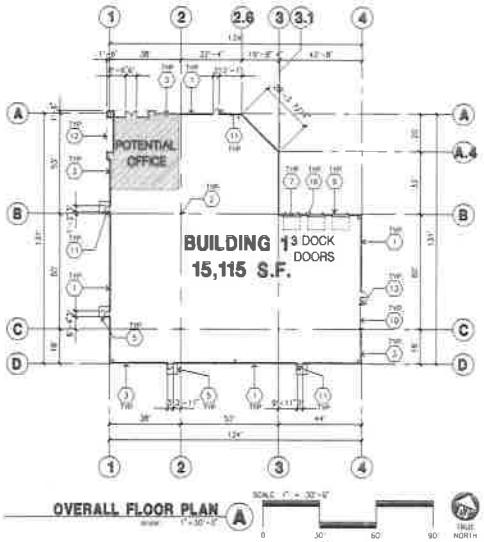
NORTH ELEVATION D



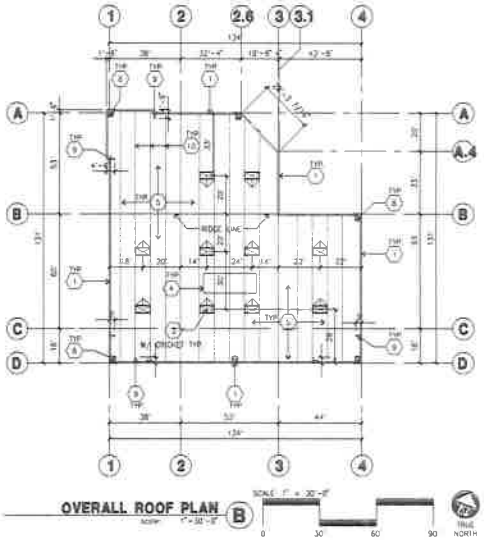
EAST ELEVATION E



SOUTH ELEVATION F



OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PAINT JOINT
3. PAINT REVEAL - ALL REVEALS TO HAVE A MAX OF 3/4" CHAMFER REVEAL TO BE 1/2 WIDTH ADJACENT BUILDING PAINT COLOR U.N.O.
4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL PROVIDE NON-SKID NOSING TO MEET ADA REQUIREMENTS PROVIDE CONTRASTING COLORED 'L' WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS
7. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION
12. METAL CANOPY
13. KNOCK OUT PANEL
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS
15. CONC. FILLED GUARD POST 6" DIA U.N.O. 42"H

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST +- MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH
9. USE NONSTAIN BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT COLOR : SW7005 PURE WHITE
2. PAINT COLOR : SW7017 DORIAN GRAY
3. PAINT COLOR : SW7073 NETWORK GRAY
4. MULLIONS COLOR : CLEAR ANODIZED
5. GLAZING COLOR : BLUE REFLECTIVE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- I — INSULATED VISION GLASS
- SC — SPANDREL GLASS WITH CONCRETE BEHIND
- V — SINGLE LITE VISION GLASS

I: INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 36%
MINIMUM VT TO BE 0.42 PER 2018 CEC TABLE 140.3-B

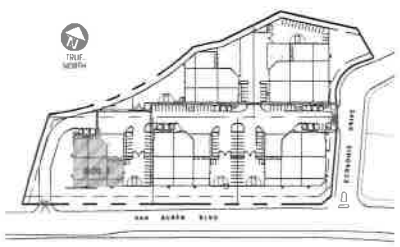
SC: SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH HARMONY BLUE GRADCOAT PAINTED ON REFLECTIVE INSTALLED ON CONCRETE

V: VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS: ANODIZED CLEAR

**MINIMUM ALLOWABLE OUTDOOR REFLECTANCE TO BE 15%

KEYMAP



ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS. ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 8, 10/A0.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES. SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
11. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF. FLASHING 64# TYPE 5MB MOPPED AP SHEET. U.L. TYPE 83 BUR.
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18"-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL BOLLARD
3. TYPICAL STOREFRONT SYSTEM WITH CLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR MFR., FINISH AND LOCATIONS
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
5. 5'-6"X5'-6"X6" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OF DRIVE WAY AS REQ. BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
7. 9' X 10' THRUEW DOOR, SECTIONAL DOOR, STANDARD GRADE
8. 4' X 8' LOUVERED OPENING FOR VENTILATION
9. DOCK DOOR BUMPER TYPICAL
10. 12' X 14' DRIVE THRU SECTIONAL O.H.D., STANDARD GRADE
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SOFFIT LINE ABOVE
13. CONC. FILLED GUARD POST 6" DIA U.N.O. 42"H.
14. METAL CANOPY ABOVE
15. PRE-CAST CONCRETE WHEEL STOP
16. 2' GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX 100' MAXIMUM A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
I. FOR DOOR TYPES AND SIZES SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11.13B.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB SET STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-1R-96
5. CONCRETE SLAB TO HAVE STIFF FLOAT HARD TROWEL BURNISHED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE.
11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER STEGO, ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VOLVEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BUILDING, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH WW-SEALANT FILLER IN FUTURE OFFICE AREAS.

12. SEAL CONCRETE SLAB W/ "LIQUIDITH" SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "A" DRAWINGS FOR THICKNESS
2. A/C UNIT. PROVIDE CURB/CURB @ ROOF AS REQUIRED
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER.
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING U.N.O. ROOFING TO BE 20-YR ROOFING BY JOHNS-MANVILLE OR TOSHI (CLASS A RATED) 10 YEAR NO DOLLAR LIMIT WARRANTY AND 5 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN
7. APPROXIMATE LOCATION OF ROOF HATCH
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
9. PARAPET RETURN
10. STRUCTURAL JOIST
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
12. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN

ROOF LEGEND

- 4' x 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

CAUTION IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

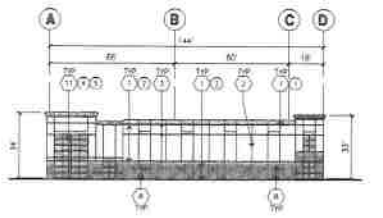
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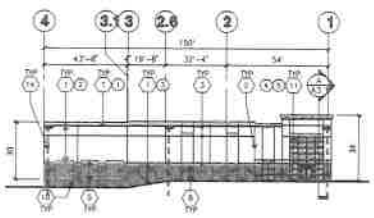
Project:
MS PRIME SIX
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

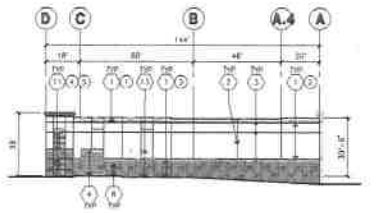
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Date: 04/05/17
Revision:
Sheet:
A2.1



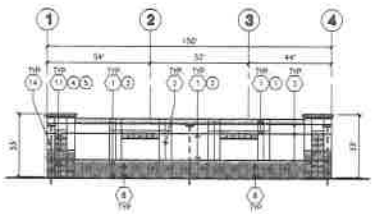
WEST ELEVATION C



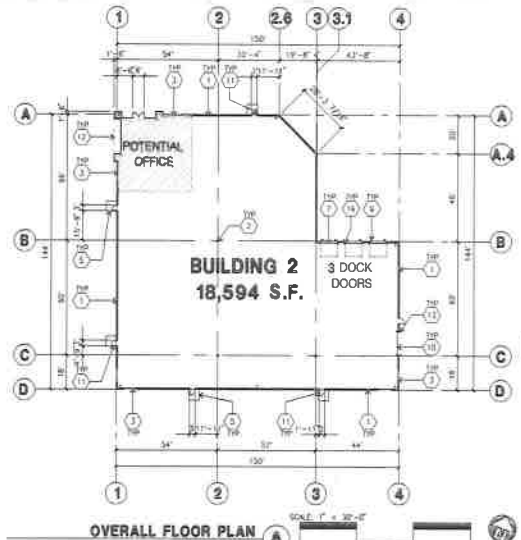
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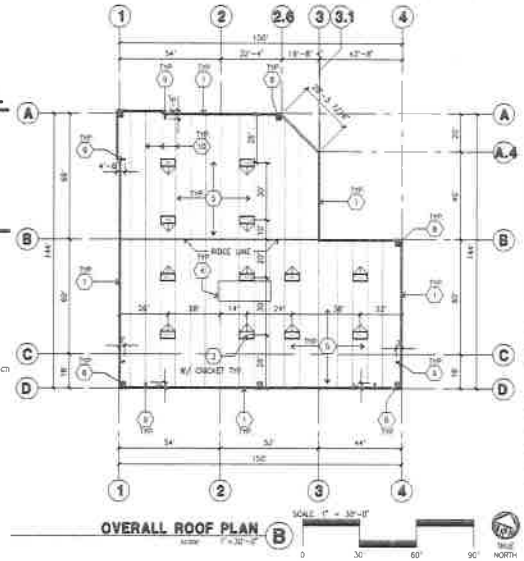
EAST ELEVATION E



SOUTH ELEVATION F



OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 3'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE MIN 4' TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
7. 9' X 10' TRUCK DOOR, SECTIONAL (TYP., STANDARD GRADE
8. 4' X 8' COVERED OPENING FOR VENTILATION
9. DOCK DOOR BUMPER TYPICAL
10. 12' X 14' DRIVE THRU SECTIONAL DOOR, STANDARD GRADE
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SOFFIT LINE ABOVE
13. CONC FILLED GUARD POST, 8" DIA U.N.O., 42"H
14. METAL CANOPY ABOVE
15. PRE-CAST CONCRETE WHITE COPE
16. 2 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS
D. PROVIDE 8" DIA CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS PLUMBING/ELECTRICAL COORDINATION
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOOR PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB PER STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD CBC CLASS V FLOOR PER A.C.I. 302-R-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET DURING USING BURLENE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FF50 FL15 MEASURED WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATES PREMIER VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER "C" & ENGINEER MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER MOISTURE BARRIER ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE CURING COMPOUND, OR BEFORE ACRYLIC CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.

12. SEAL CONCRETE SLAB W/ "PROSHIELD" SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS
2. A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH
4. ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O. ROOFING TO BE ND-74 CAP ROOFING BY JOHNS-MANVILLE OR TOUN (CLASS A RATED) 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN
7. APPROXIMATE LOCATION OF ROOF HATCH
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
9. PARAPET RETURN
10. STRUCTURAL JOINT
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
12. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

CAUTION IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR / LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON-SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 1" WIDE WARNING STRIP INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH PAINTING COLOR
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS
10. DOCK DOOR BUMPER TYPICAL
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION
12. METAL CANOPY
13. KNOCK OUT PANEL
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS
15. CONC FILLED GUARD POST, 8" DIA U.N.O., 42"H

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST + MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT, COLOR : SW7003 PURE WHITE
2. PAINT, COLOR : SW7071 GRAY SCREEN
3. PAINT, COLOR : SW7073 NETWORK GRAY
4. WAINSCOT COLOR : CLEAR ANODIZED
5. GLAZING COLOR : BLUE REFLECTIVE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IG — INSULATED VISION GLASS
- SG — SPANDREL GLASS WITH CONCRETE BEHIND
- SL — SINGLE LITE VISION GLASS

IG INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITE
U 0.29 SHGC 0.21 VLT 35%
MINIMUM VT TO BE 0.40 PER 2018 CEC TABLE 140.3-B

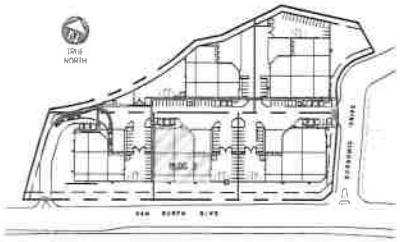
SG SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE INSULATED ON CONCRETE

V VISION GLASS
1/4" VISTACOOL PACIFICA

WAINSCOT ANODIZED CLEAR

MINIMUM ALLOWABLE OUTDOOR REFLECTANCE TO BE 25%

KEYMAP



ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, S. 10/A0.3. CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 6" DIA., SEE "P" DRAWINGS FOR EXACT SIZE
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF FLASHING BAF TYPE SMB MOPPED AP SHEET., U.L. TYPE 63 BUR.
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED

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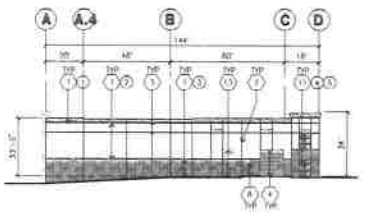
HUNTER LANDSCAPE

Title: Floor Plan & Elevation

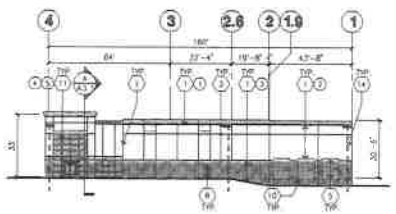
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Revision:

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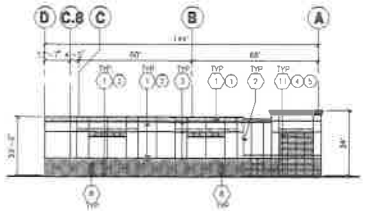
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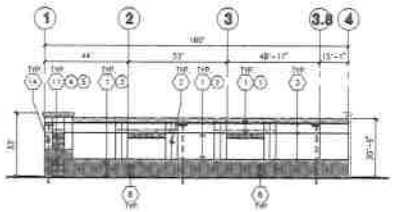
WEST ELEVATION C



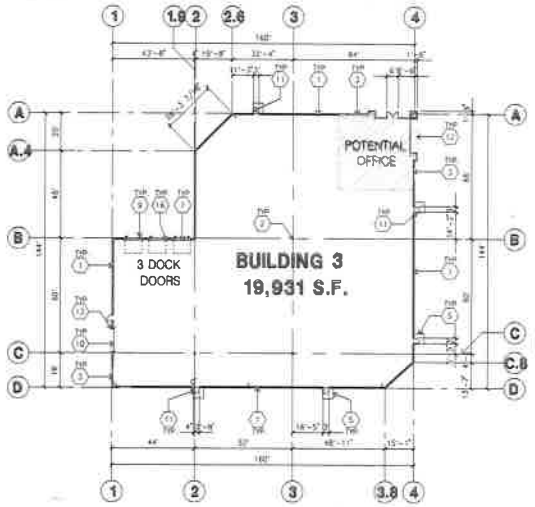
NORTH ELEVATION D



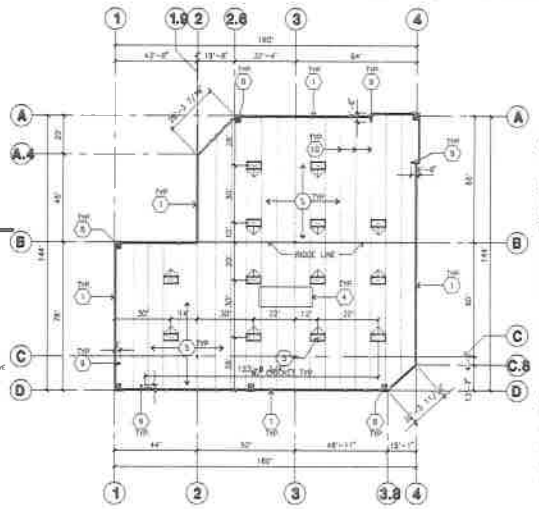
EAST ELEVATION E



SOUTH ELEVATION F



OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MAX OF 3/8" CHAMFER
4. PAINT COLOR TO MATCH ADJACENT BUILDING FIELD COLOR U.N.O
5. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
6. 8' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
7. CONCRETE STAIR LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 'L' WAY WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
8. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
9. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
10. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
11. DOCK DOOR BUMPER TYPICAL
12. ALUMINUM STOREFRONT FRAMING WITH ITEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
13. METAL CANOPY
14. WINDOW (NIT PANEL)
15. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS
16. CONC. FILLED GUARD POST @ THE U.N.O. 42"H

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.P.P. O.H. TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

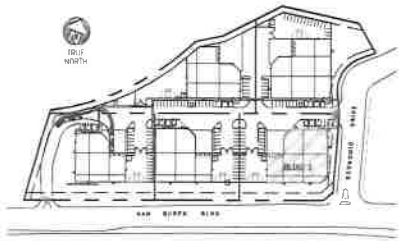
1. PAINT COLOR : SW7005 PURE WHITE
2. PAINT COLOR : SW7071 GRAY SCREEN
3. PAINT COLOR : SW7073 NETWORK GRAY
4. MULLIONS COLOR : CLEAR ANODIZED
5. GLAZING COLOR : BLUE REFLECTIVE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IN — INSULATED VISION GLASS
- SG — SPANDREL GLASS WITH CONCRETE BEHIND
- SLV — SINGLE LITE VISION GLASS
- IV — INSULATED VISION GLASS 1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES U: 0.27 SHGC: 0.21 VLT: 29% MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SC — SPANDREL WITH CONCRETE BEHIND 1/4" VISTACOOL PACIFICA WITH HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE INSTALLED ON CONCRETE
- V — VISION GLASS 1/4" VISTACOOL PACIFICA
- MULLIONS — ANODIZED CLEAR
- MINIMUM ALLOWABLE OUTDOOR REFLECTANCE TO BE 25%

KEYMAP



ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF FLASHING: 8AF TYPE SMB NOPPED AP SHEET. U.L. TYPE 83 BUR
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO... FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
17. ROOF DRAINS OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
5. 8'-6"(5'-6"X3'-0") THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
7. 9' x 10' TRUCK DOOR, 9'(108in) (D.H.), STANDARD GRADE.
8. 4' x 8' LOUVERED OPENING FOR VENTILATION
9. DOCK DOOR BUMPER TYPICAL
10. 12' W x 14' DEEP TARP, 9'(108in) (D.H.), STANDARD GRADE.
11. 3' x 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SOFFIT LINE ABOVE
13. CONC. FILLED GUARD POST @ DIA U.N.O. 42"H
14. METAL CANOPY ABOVE
15. PRE-CAST CONCRETE WHEEL STOP
16. 2' GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS ARRANGED 100' MAXIMUM + SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU BD WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS PLUMBING/ELECTRICAL COORDINATION
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE INSPECTED INCLUDING CARS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR (FF) TO THE CENTER OF THE SIGN
N. NON-ACCESS F. DOOR PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO REVIEW FOR CRACK + FLOOR PER A.C.I. 302.1R-96
5. CONCRETE SLAB TO HAVE SMOOTH TROWEL FINISH. HARD TROWEL BURNISHED FINISH
6. CONTRACTOR TO CURE SLAB TO MEET CURING LEVEL BURNISH FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DISPERSED
8. NO CRANES, CONCRETE TRUCKS OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE F(F)50 F(L)35 MEASURED WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER & MANUFACTURER'S RECOMMENDATION
12. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VAPOREN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BUREWE, CURING COMPOUND, OR RELEASE AGENTS
13. CONTROL CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS
14. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS
2. A/C UNIT PROVIDE SUPPORT @ ROOF AS REQUIRED
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH
4. ROOF ADDRESS PAINTED BLACK 4' HIGH W/ 1' WIDE STROKE PER LETTER
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING U.N.O. ROOFING TO BE NO.24 CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED) 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN
7. APPROXIMATE LOCATION OF ROOF HATCH
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
9. PARAPET HEIGHT
10. STRUCTURAL JOIST
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
12. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

CAUTION IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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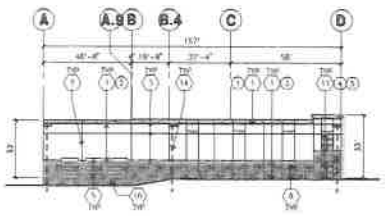
HUNTER LANDSCAPE

Title: Floor Plan & Elevation

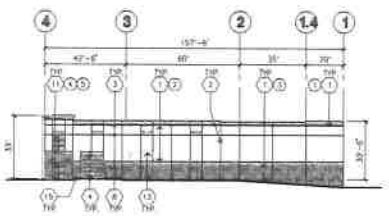
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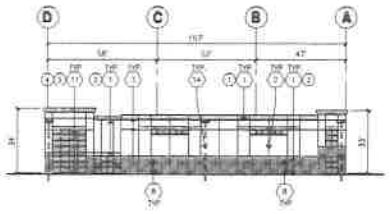
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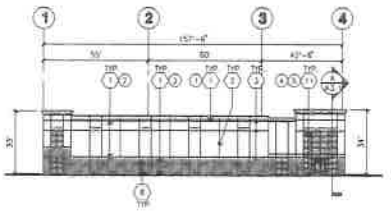
WEST ELEVATION C



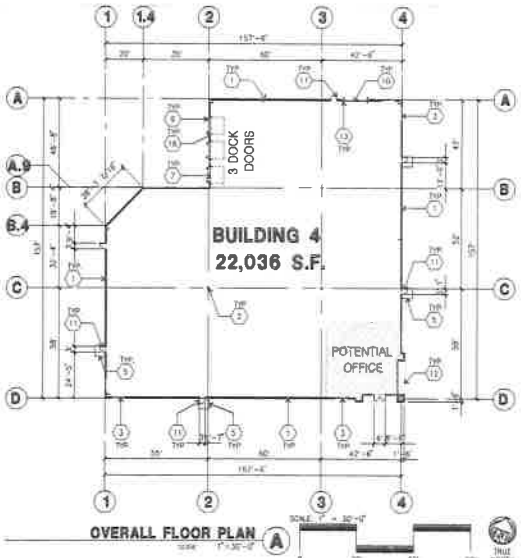
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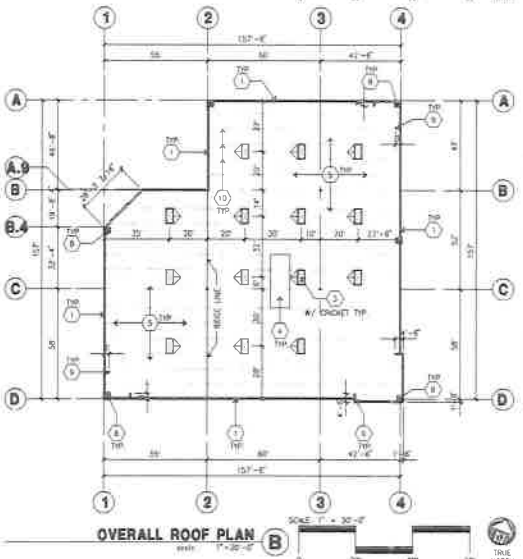
EAST ELEVATION E



SOUTH ELEVATION F



OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER
4. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR U.N.O.
5. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
6. 8' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
7. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIP INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
8. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR
9. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR
10. EXTERIOR DOWN SPOUTS W/ 2' OVERFLOW SCUPPERS
11. DOCK DOOR BUMPER TYPICAL
12. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS AND LITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION
13. METAL CANOPY
14. KNOCK OUT PANEL
15. INTERIOR ROOF DRAIN W/ 2' OVERFLOW SCUPPERS
16. CONC. FILLED GUARD POST 6" DIA. U.N.O. 42"H

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION
5. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT COLOR - SW7005 PURE WHITE
2. PAINT COLOR - SW7071 GRAY SCREEN
3. PAINT COLOR - SW7073 NETWORK GRAY
6. MULLIONS COLOR - CLEAR ANODIZED
7. GLAZING COLOR - BLUE REFLECTIVE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV - INSULATED VISION GLASS
- SG - SPANDREL GLASS WITH CONCRETE BEHIND
- SINGLE LITE VISION GLASS

IV INSULATED VISION GLASS
1/4" VISTACOOL, PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.31 VLT: 36%
WINDOW VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

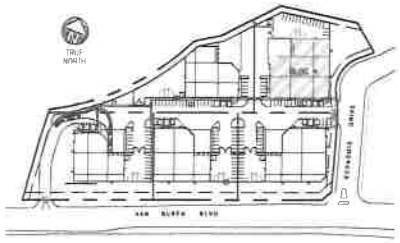
SG SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL, PACIFICA WITH HARMONY BLUE SPANDECAST PAINTED ON REFLECTIVE INSTALLED ON CONCRETE

V - VISION GLASS
1/4" VISTACOOL, PACIFICA

MULLIONS ANODIZED CLEAR.

***REFLECTION ALLOWABLE EXTERIOR REFLECTANCE TO BE 21%

KEYMAP



ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, CRIDLINE, OR FACE OF STUD. (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" PT.) PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN RECARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3. CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
11. BUILT UP ROOFING TO BE DESIGNED FOR CLASS A ROOF FLASHING: BAF TYPE GWB MOPPED AP SHEET, U.L. TYPE 83 BUR
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18"-0" FROM INSIDE FACE OF PARAPET
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE
16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH CLEARVUE SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
5. 7'-6"X5'-6"X6" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PERPEND. BACK TO PUBLIC WAY OR CURB AWAY AS REQ BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
7. 8' X 10' TRUCK DOOR, SECTIONAL OH., STANDARD GRADE
8. 4' X 8' LOUVERED OPENING FOR VENTILATION
9. DOCK DOOR BUMPER TYPICAL
10. 12' X 14' DRIVE THRU SECTIONAL O.H., STANDARD GRADE
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SOFFIT ABOVE
13. CONC. FILLED GUARD POST 6" DIA. U.N.O., 42"H
14. METAL CANOPY ABOVE
15. PRE-CAST CONCRETE WHEEL STOP
16. 2' GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 125' MAXIMUM A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, CRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
I. FOR DOOR TYPES AND SIZES SEE DETAIL SHEET A9.4 NOTE: ALL DOORS PER DOOR SCHEDULE AND FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE EMERGENCY INCLUDING CARS AND TRUCKS
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A FACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 90%
2. TRENCH COMPACTION - 95%
3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS.
4. CONTRACTOR SHALL FOG SEAL ALL FLOOR PER A.S.T.M. 309-96-5A
5. CONCRETE SLAB TO HAVE STEEL FLOAT HAND TROWEL BURNISHED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLAP FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FLAT TO 15 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE RAND OVER WOVEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF HURLENE CURING COMPOUND OR RELEASE AGENTS
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS
12. SEAL CONCRETE SLAB W/ "TIPDOLITH" SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS
2. A/C UNIT PROVIDE SUPPORT @ ROOF AS REQUIRED.
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH
4. ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER.
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING U.N.O. ROOFING TO BE MF-54 CAP SHEET BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED) 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN
7. APPROXIMATE LOCATION OF ROOF HATCH
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
9. PARAPET RETURN
10. STRUCTURAL JOIST
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
12. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

CAUTION - IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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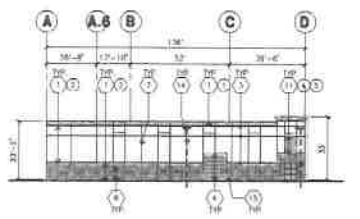
Project:
MS PRIME SIX
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

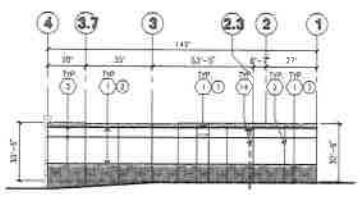
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Drawn by: ML
Date: 04/05/17
Revision:

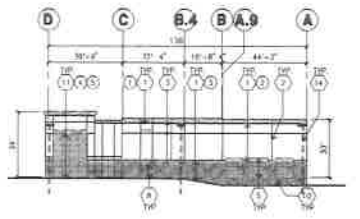
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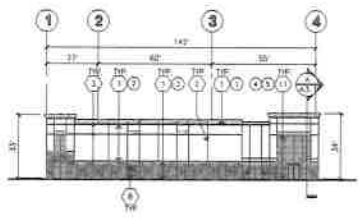
WEST ELEVATION C



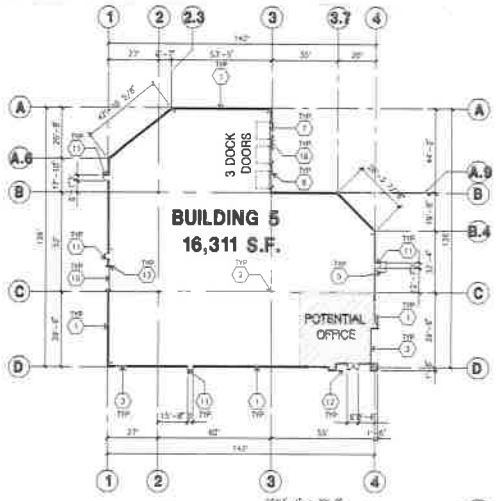
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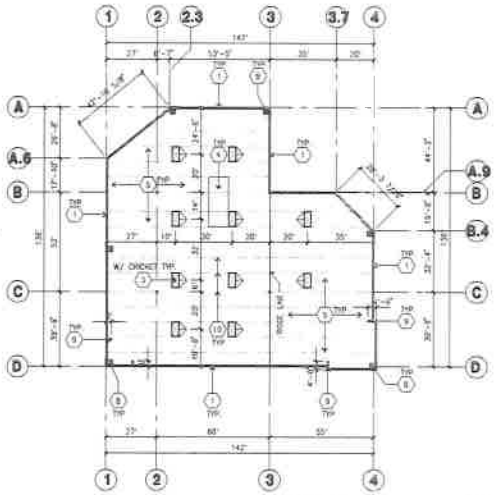
EAST ELEVATION E



SOUTH ELEVATION F



OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
5. 3'-8"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING AND TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PRIVATE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
7. 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE
8. 4' X 8' LOUVERED OPENING FOR VENTILATION
9. DOCK DOOR BUMPER TYPICAL
10. 12' X 14' DRIVE THRU SECTIONAL O.H., STANDARD GRADE
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SCUPPER LINE ABOVE
13. CONC FILLED GUARD POST 4" DIA. U.N.O., 42"H.
14. METAL CANOPY ABOVE.
15. PRE-CAST CONCRETE WHEEL STOP
16. Z GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS PLUMBING/ELECTRICAL COORDINATION
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED, INCLUDING CARS AND TRUCKS
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOOR PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11.3.3B.1.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO REVIEW FOR CLASS V FLOOR PER A.C.I. 302-1R-96
5. CONCRETE SLAB TO HAVE SMOOTH FLOAT HARD TROWEL FURNISHED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLENE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE F55 O F35, MEASURED WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURERS RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VAPOREN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE CURING COMPOUND, OR RELEASE AGENTS

CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.

12. SEAL CONCRETE SLAB W/ "LIQUIDITH" SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS
2. A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING U.N.O. ROOFING TO BE ND-74 CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED) 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
9. PARAPET BEYOND.
10. STRUCTURAL JOINT
11. EXTERIOR DOWNSPOUTS WITH OVERFLOW SCUPPERS.
12. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE.
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

CAUTION - IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PAINT METAL - ALL METALS TO HAVE A MIN. OF 3.0# COVERED PER SQ. FT. WITH PRIMER COMPLETE.
4. ALUMINUM STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
5. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
6. 3'-8"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING AND TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PRIVATE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR
7. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
8. 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE
9. 4' X 8' LOUVERED OPENING FOR VENTILATION
10. DOCK DOOR BUMPER TYPICAL
11. 12' X 14' DRIVE THRU SECTIONAL O.H., STANDARD GRADE
12. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
13. SCUPPER LINE ABOVE
14. CONC FILLED GUARD POST 4" DIA. U.N.O., 42"H.
15. METAL CANOPY ABOVE.
16. PRE-CAST CONCRETE WHEEL STOP
17. Z GUARD
18. APPROXIMATE LOCATION OF ELECTRICAL ROOM

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST +- MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

ELEVATION COLOR LEGEND/SCHED.

1. PAINT. COLOR : SW7005 PURE WHITE
2. PAINT. COLOR : SW7071 GRAY SCREEN
3. PAINT. COLOR : SW7073 NETWORK GRAY
4. MULLIONS COLOR : CLEAR ANODIZED
5. GLAZING COLOR : BLUE REFLECTIVE

GLAZING LEGEND

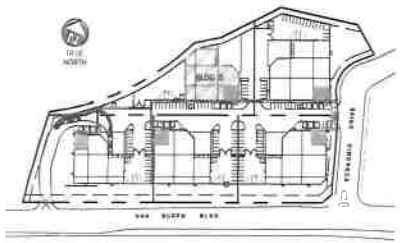
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- I: INSULATED VISION GLASS
- SC: SPANDREL GLASS WITH CONCRETE BEHIND
- V: SINGLE LITE VISION GLASS
- I: INSULATED VISION GLASS 1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR + 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES U: 0.27 SHGC: 0.21 VLT: 38% MINIMUM VT TO BE 0.43 PER 2018 CEC TABLE 140.3-B
- SC: SPANDREL WITH CONCRETE BEHIND 1/4" VISTACOOL PACIFICA WITH HARMONY BLUE SPANDECOAT PAINTED ON REFLECTIVE INSTALLED ON CONCRETE
- V: VISION GLASS 1/4" VISTACOOL PACIFICA

MULLIONS: ANODIZED CLEAR.

---MAXIMUM ALLOWABLE OUTDOOR REFLECTANCE TO BE 25%

KEYPLAN



ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE (1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3. CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROPRIATE.
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF FLASHING: BAF TYPE 5MB MOPPED AP SHEET, U.L. TYPE 83 BUR.
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED.

HPA architecture
hpa, inc.
18831 bardeen avenue, ste. #100
irvine, ca
92612
tel 949-863-1770
fax 949-863-0851
email hpa@hparchs.com

Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL (805) 494-1226

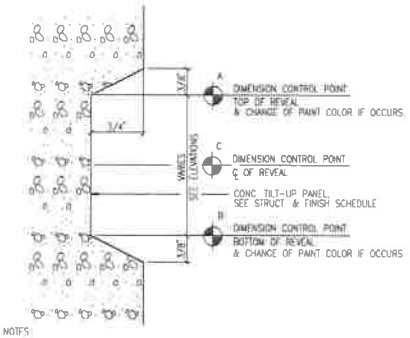
Project:
MS PRIME SIX
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

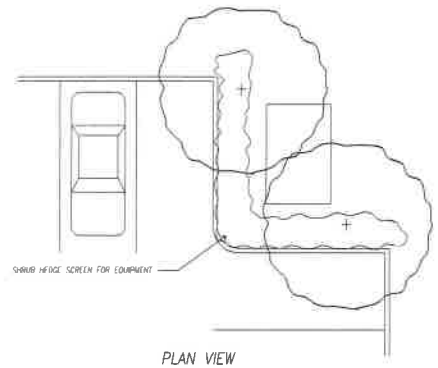
Title: Floor Plan & Elevation

Project Number: 16489
Drawn by: ML
Date: 04/05/17
Revision:

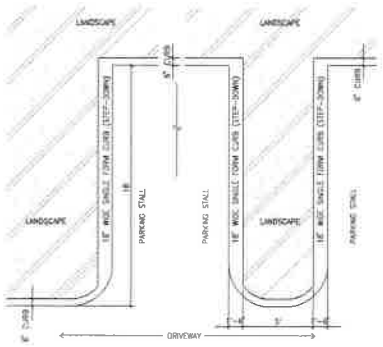
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A2.5



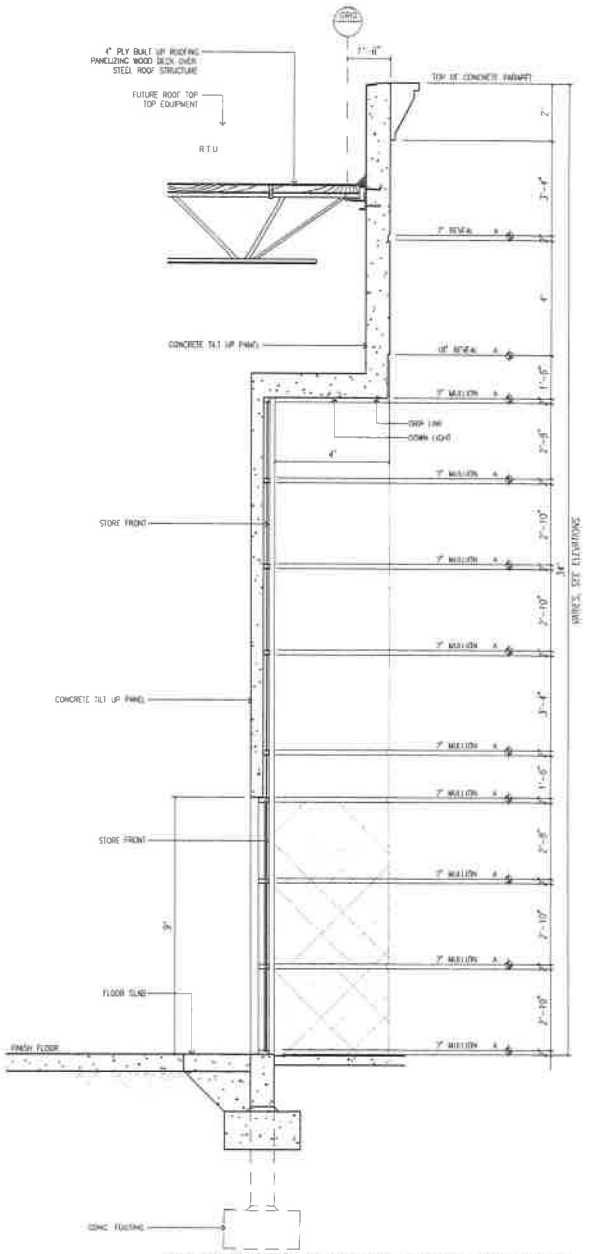
TYP. CONCRETE REVEAL (B) N.T.S.



GROUND MOUNTED EQUIPMENT SCREENING, TYP. (D) N.T.S.



STEP-DOWN AT END PARKING STALL (C) 1/8" = 1'-0"



TYP. STOREFRONT ELEVATION AT BLDG. 1,2,3,4,5 (A) 1/2" = 1'-0"

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

HPA architecture
hpa Inc.
18831 bardeen avenue, ste. #100
Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS PRIME SIX
Riverside CA

Consultants:
SDM INC.
HUNTER LANDSCAPE

Title: Section
Project Number: 15489
Drawn by: ML
Date: 04/05/17
Revision:

Sheet:
A3.1

Exhibit A 10

Fence and Screen Wall Exhibit

CAUTION: IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT

Tabulation

	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	TOTAL
SITE AREA						
BUILDING AREA						
COVERAGE						
FAR						
CLEAR HEIGHT						
BUILDING HEIGHT						
AUTO PARKING REQUIRED						
AUTO PARKING PROVIDED						

ZONING ORDINANCE FOR CITY

MAXIMUM BUILDING HEIGHT ALLOWED

MAXIMUM FLOOR AREA RATIO

LANDSCAPE REQUIREMENT

LANDSCAPE PROVIDED

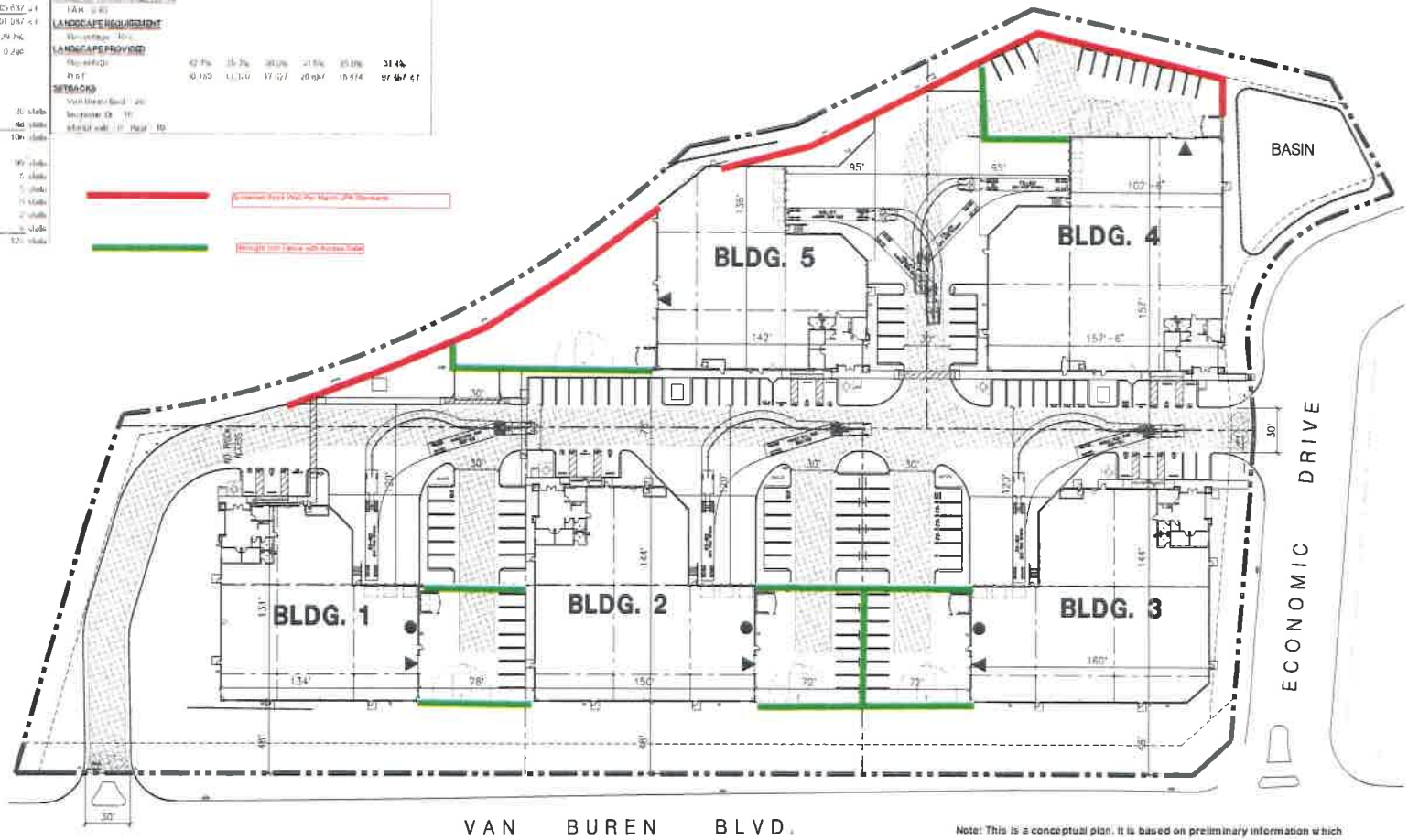
SETBACKS

Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- ▼ DRIVE THRU DOOR
- ● DRIVE THRU DOOR KNOCK OUT



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Conceptual Site Plan

MS PRIME SIX

County of Riverside, CA

OCTOBER 7, 2019 / Job #16412

Scheme 20

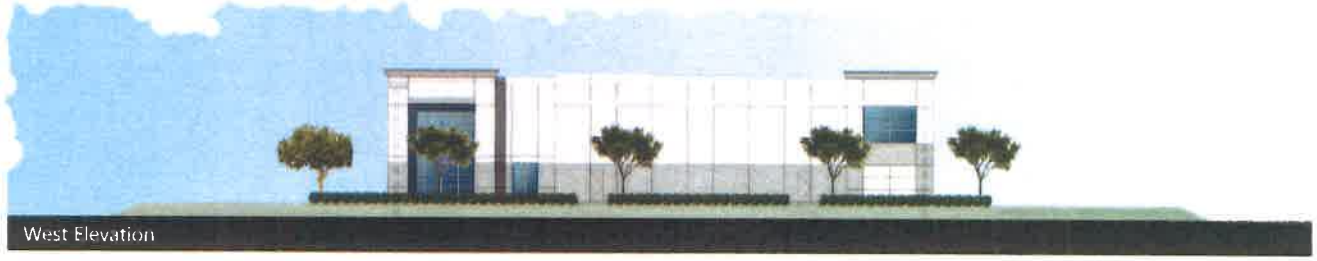
HPA architecture
18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

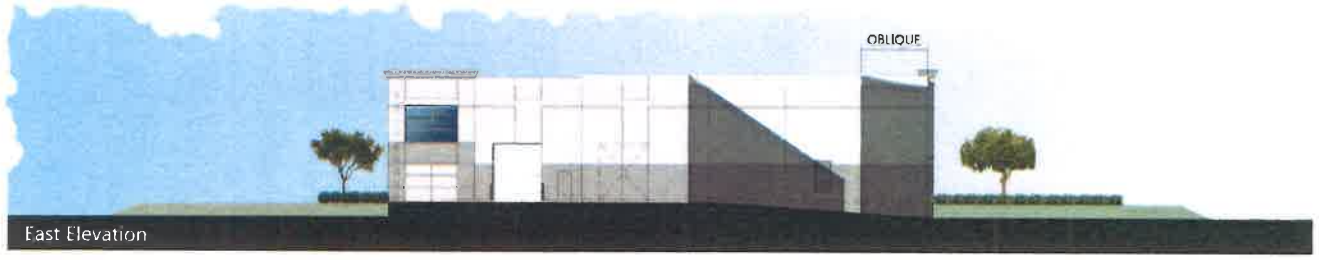
Exhibit A 11

Proposed Colored Building Elevations









SDM

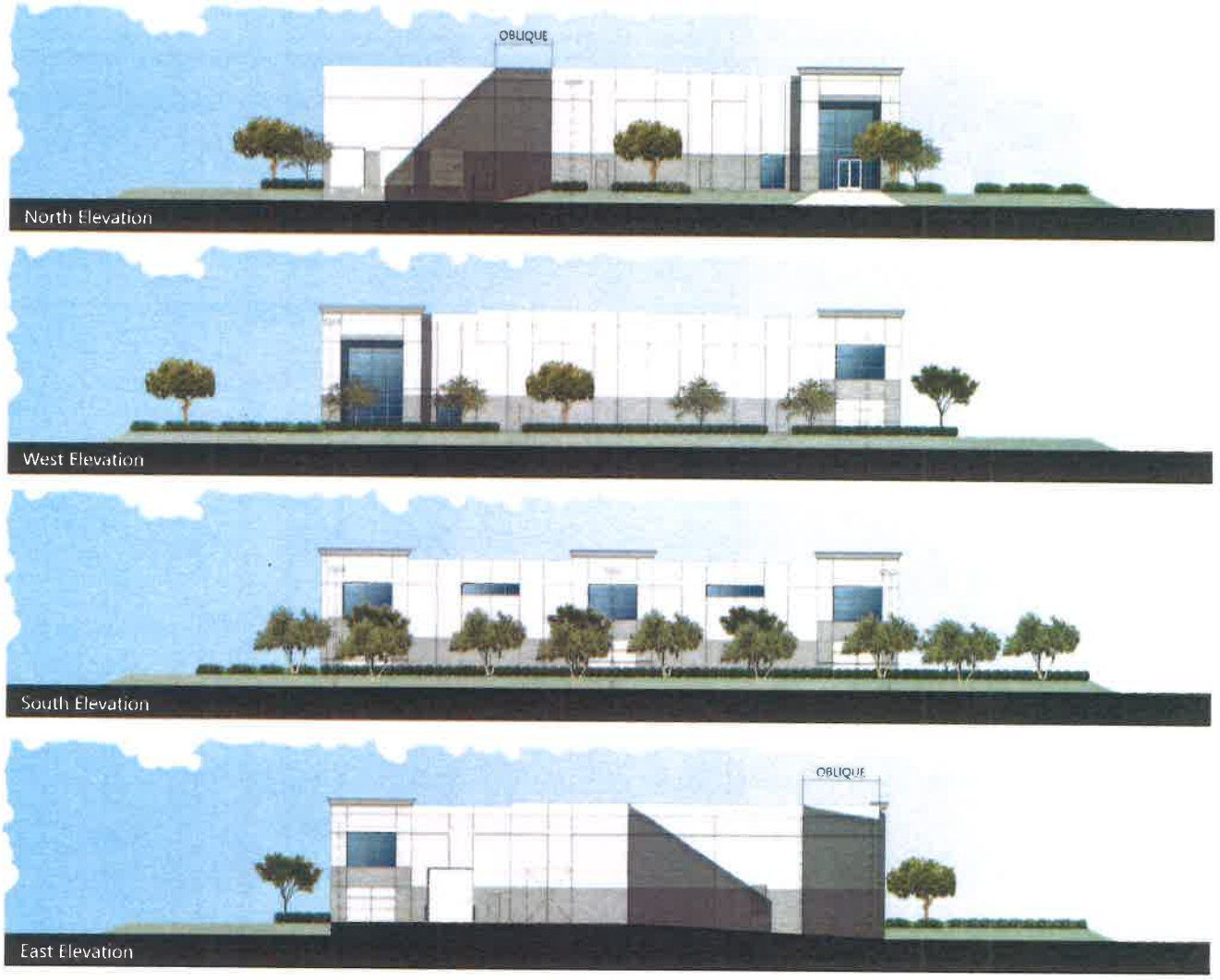
Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

Job No. 16489.00
HPA architecture
10. 17. 2019

BUILDING 1 COLORED ELEVATION (24'-6" CLEAR/30'-6" T.O.P.)

M S Development C -7.12 acres

county of Riverside, California



SDM

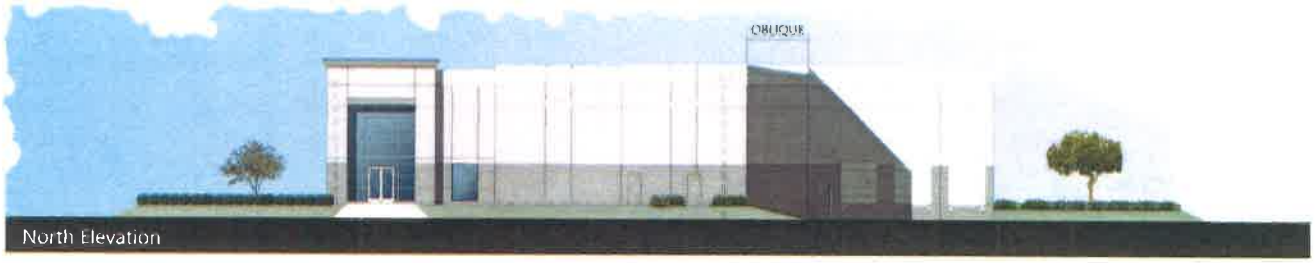
Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

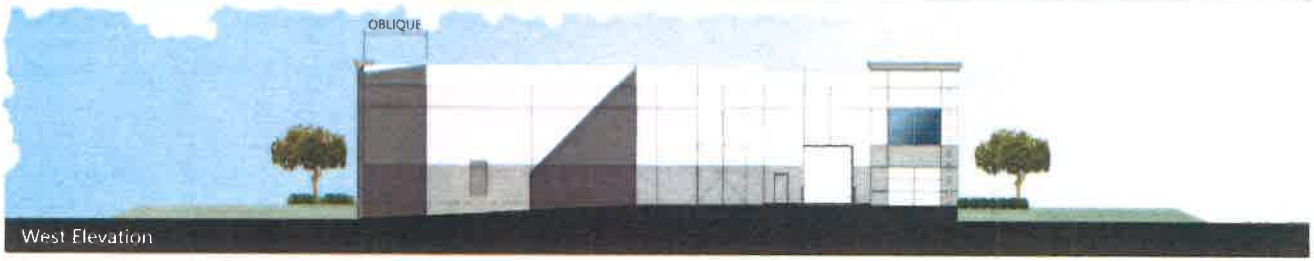
Job No. 16489.00
HPA architecture
10.17.2019

BUILDING 2 COLORED ELEVATION (25' CLEAR/31' T.O.P.)

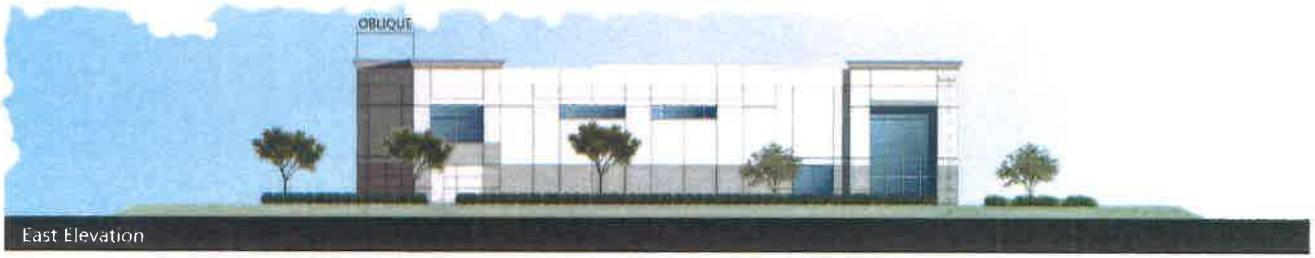
M S Development C -7.12 acres

county of Riverside, California









SDM

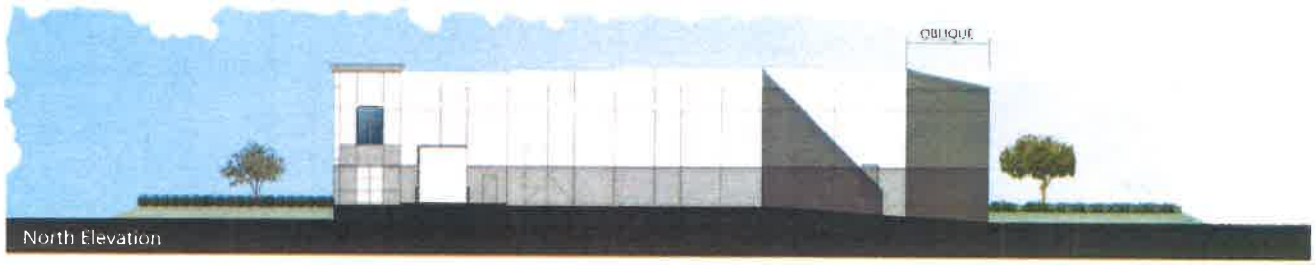
Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

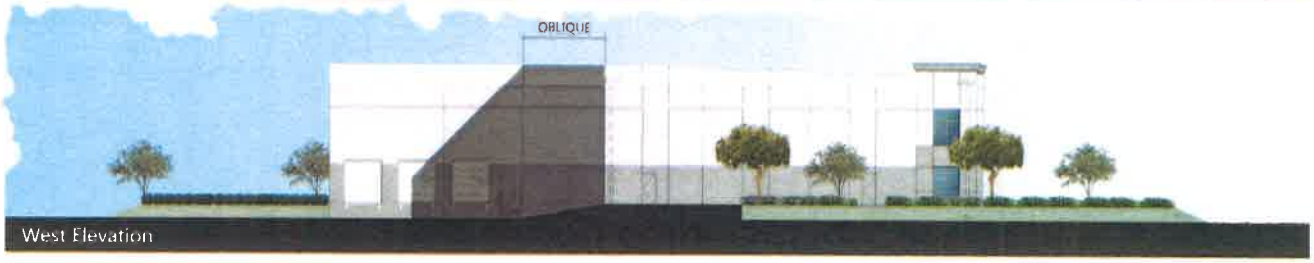
Job No. 16489.00
HPA architecture
10.17.2019

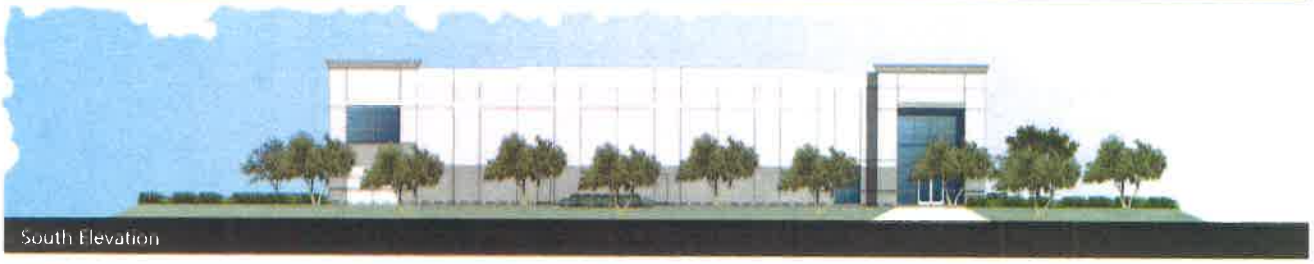
BUILDING 3 COLORED ELEVATION (27' CLEAR/33' T.O.P.)

MS PRIME SIX

Riverside, CA









SDM

Lee & Associates

Job No. 16489.00

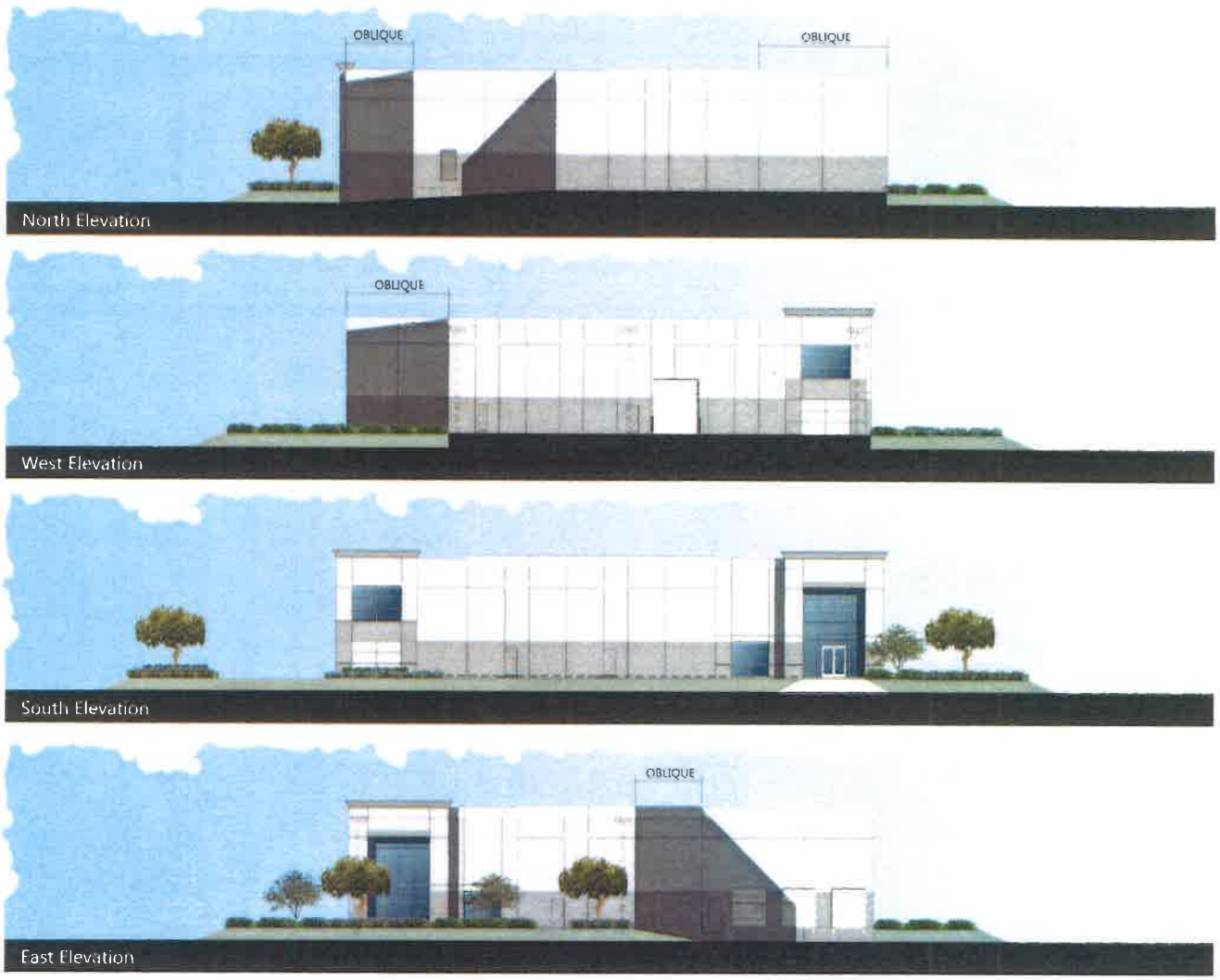
HPA architecture

10.17.2019

BUILDING 4 COLORED ELEVATION (27' CLEAR/33' T.O.P.)

M S Development C -7.12 acres

county of Riverside, California



SDM

Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

Job No. 16489.00
HPA architecture
10.17.2019

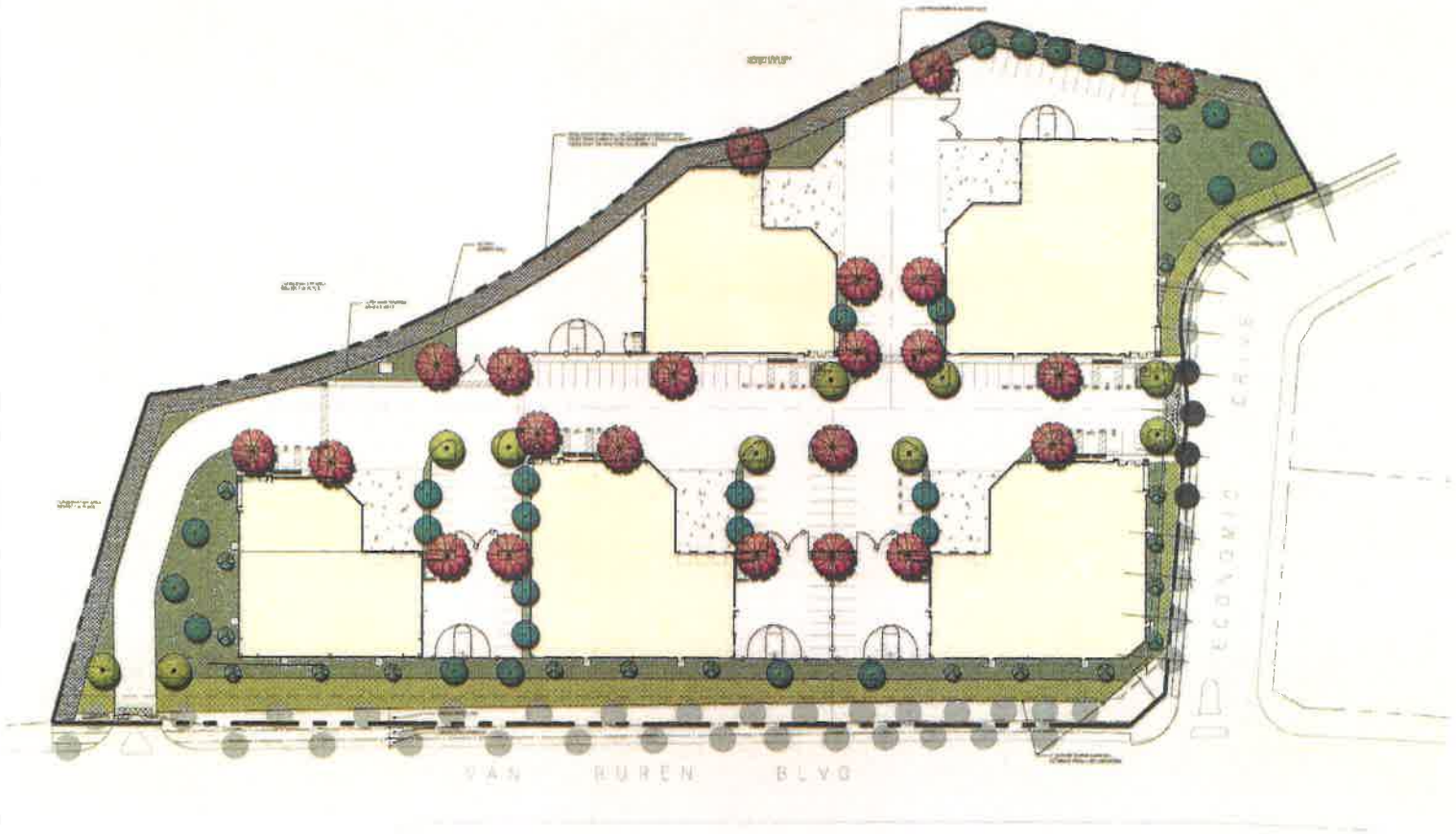
BUILDING 5 COLORED ELEVATION (25' CLEAR/31' T.O.P.)

M S Development C -7.12 acres

county of Riverside, California

Exhibit A 12

Proposed Landscape Plans





GENERAL NOTES

N

0 20' 40' 80'

Meridian Development C

17-024

06.12.17 06.21.19 09.30.19
08.25.17 07.12.19
08.25.19 07.19.19

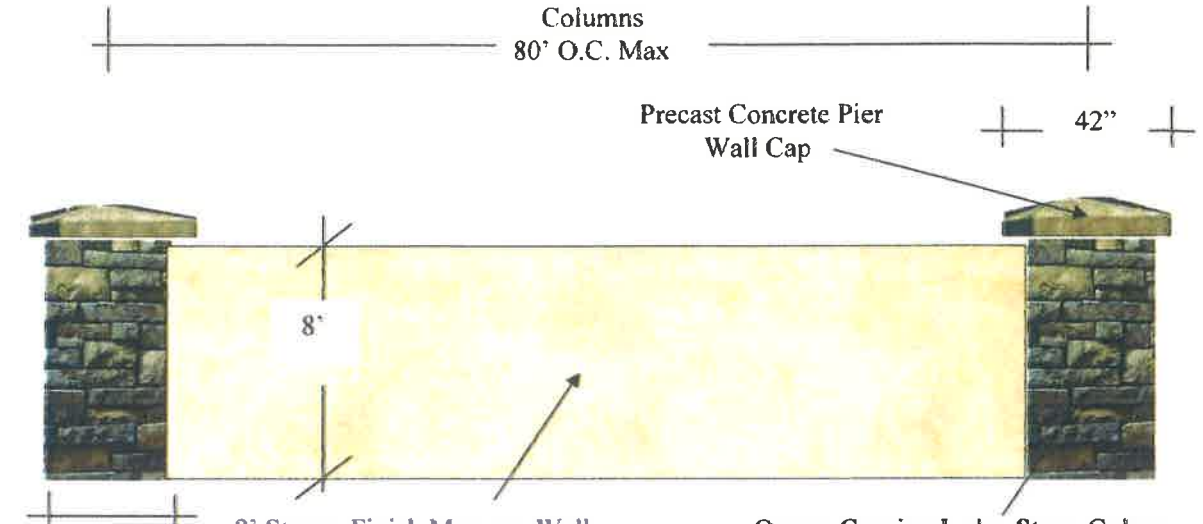
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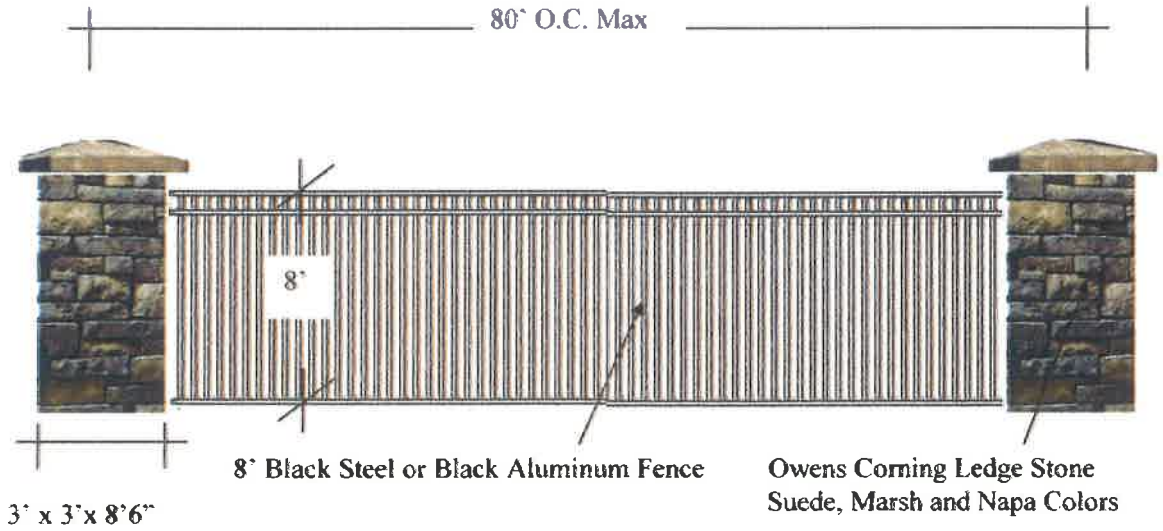
Riverside March JPA, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

Exhibit A 13

MJPA Standard Fence and Screen Wall Detail





Accessory Structures: The design of accessory structures shall be in accordance with Development Code section 9.08.030B, with the following modifications:

(1) Item 4: this regulation is applicable to *exterior* stairs.

(2) Item 7: screening requirement is modified as follows: "...screened from adjacent street frontage views and immediately adjacent residential developments"

(3) Item 8: screening requirement is modified as follows: "...screened from adjacent street frontage views"

Exhibit A 14

Proposed Preliminary Grading and Drainage Plans

COUNTY OF RIVERSIDE, CA

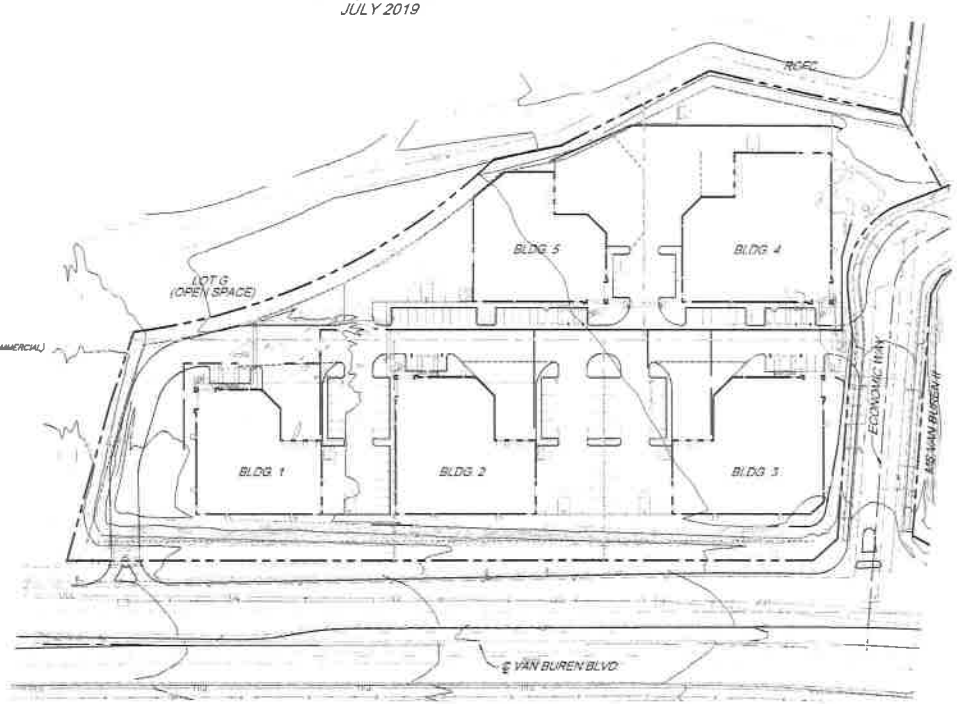
PRELIMINARY GRADING PLAN - SITE C

LOT 12, TR 30857-4

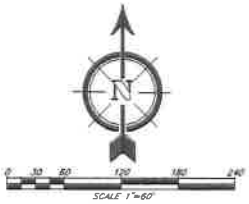
JULY 2019



VICINITY MAP
"NOT TO SCALE"
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6



INDEX MAP
SCALE: 1"=100'



SCALE 1"=60'

OWNER/APPLICANT

PRIME 6, LLC
101 HODENCAMP RD
THOUSAND OAKS, CA 91360
TEL: (805) 494-2704
ATTN: MOSHE SILAGI

ENGINEER

SDH & ASSOCIATES, INC
14060 MERIDIAN PARKWAY
RIVERSIDE, CA. 92518
VOICE: (951) 683-3691
FAX: (951) 788-2314

ARCHITECT

HPA ARCHITECTURE
18831 BARDEEN AVE. STE. #100
IRVINE, CA 92612
VOICE: (949) 863-1700

LEGAL DESCRIPTION

PARCEL 12 OF TRACT 30857-4
MB 435/12

PROJECT INFO

AREA OF SITE = 7.12 AC

SHEET INDEX

SHEET 1: TITLE SHEET
SHEET 2: GRADING PLAN
SHEET 3: CROSS SECTIONS

SURROUNDING ZONING

NORTH..... OPEN SPACE
EAST..... OFFICE (PROPOSED MIXED USE, OFFICE, COMMERCIAL)
SOUTH..... EX. VETERANS CEMETERY
WEST..... OPEN SPACE

ZONING AND LAND USE

EXISTING ZONING..... OFFICE
PROPOSED ZONING..... MIXED USE/ BUSINESS ENTERPRISE
EXISTING LAND USE..... VACANT

SURROUNDING LAND USE

NORTH..... OPEN SPACE
EAST..... VACANT
SOUTH..... EX. VETERANS CEMETERY
WEST..... OPEN SPACE

EARTHWORK

RAW CUT= 15,000 C.Y.
RAW FILL= 15,000 C.Y.

SCHOOL DISTRICT

RIVERSIDE UNIFIED
SCHOOL DISTRICT

UTILITY PURVEYORS

WATER..... WMWD
GAS..... SOCAL GAS
ELECTRICAL..... SO. CAL EDISON
TELEPHONE..... FRONTIER
SEWER..... WMWD
CABLE..... FRONTIER

LEGEND

T.C.B. - TOP CATCH BASIN
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK

TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
1280 EXISTING CONTOUR LINE
LOT LINE
SLOPE

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
5. CONSTRUCT 3' WIDE RIBBON GUTTER
6. CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
7. CONSTRUCT P.V.C. STORM DRAIN
8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT RISER OVERFLOW INLET
10. CONSTRUCT COBBLE RIPRAP PAD (1/2 GROUTED) 6" DIA.±
11. CONSTRUCT 12" STEP OUT STRIP
12. CONSTRUCT RETAINING WALL
13. CONSTRUCT HANDICAP ACCESS RAMP
14. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH

REVISIONS				DATE
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY: T.E.	DRAWN BY: E.J.S.			
CHECKED BY: R.V.Z.	PROJECT MANAGER: S.S.			

PREPARED BY: ROBERT VAN ZANTEN
R.C.E. NO.: 62325 EXP. 6/30/18
DATE:

SEAL: REGISTERED PROFESSIONAL ENGINEER ROBERT C. VAN ZANTEN No. 62325 Exp. 6-30-18 CIVIL STATE OF CALIFORNIA

PREPARED BY: SDH & ASSOCIATES INC. 1220 Canyon Crest Drive 714/16 Riverside, California 92507 TEL: (951) 683-3691 FAX: (951) 784-2314

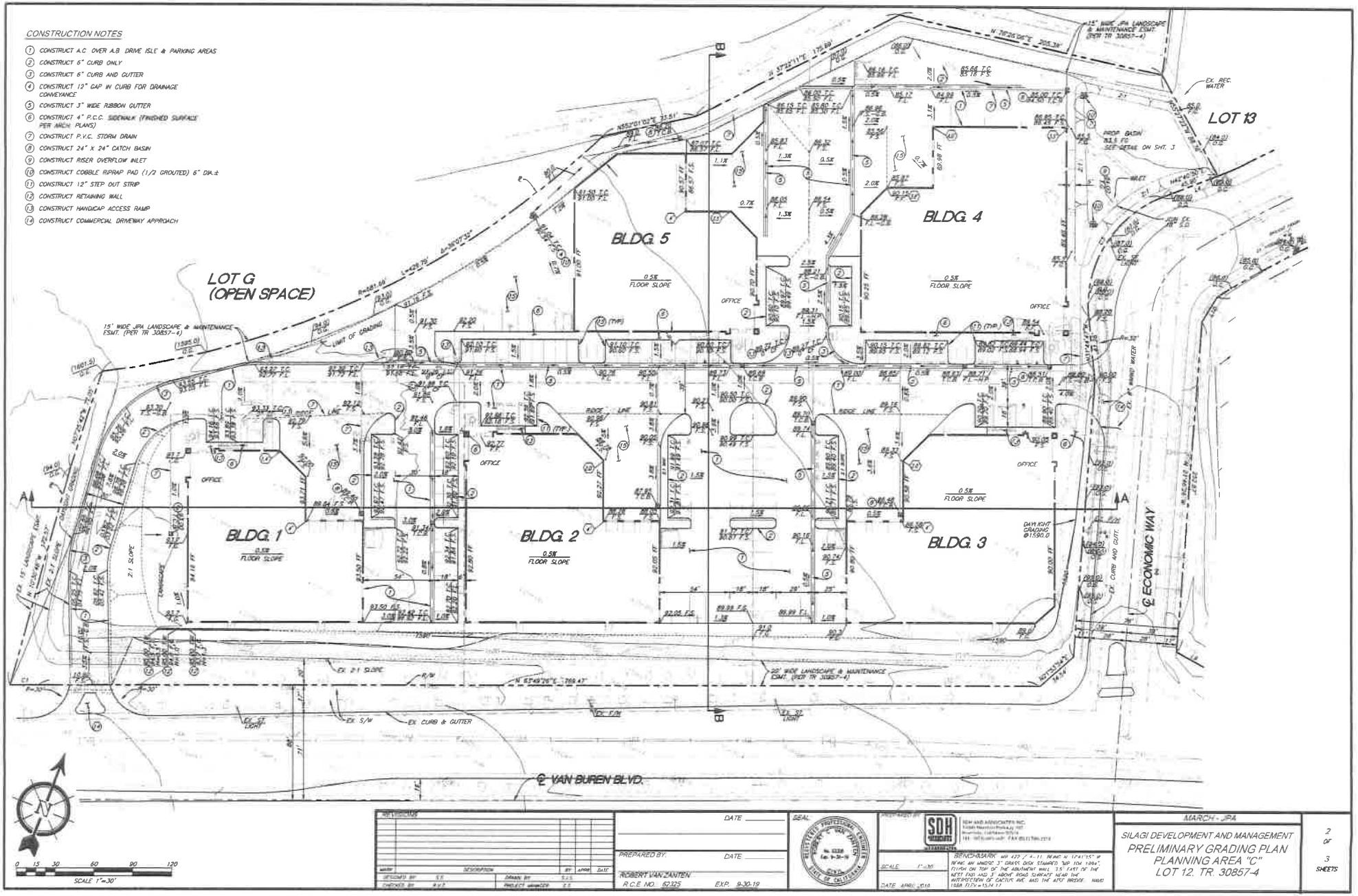
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DATE: JULY 2019

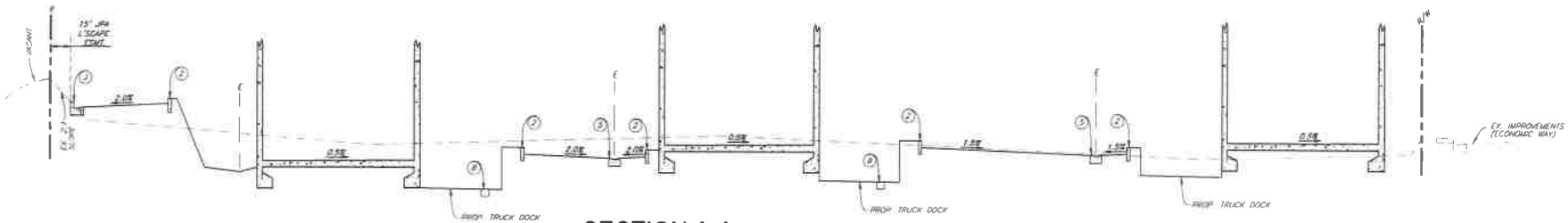
BENCHMARK: MID ASS / 4-1/2 SQUARE W. STAMPED "SDH 1994" AT INT. OF MERIDIAN PKWY. & VAN BUREN BLVD. 1.5' SOUTH OF THE CENTERLINE OF VAN BUREN BLVD. AND 1.5' EAST OF THE CENTERLINE OF MERIDIAN PKWY. ELEV. = 1324.17

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "C"
LOT 12 TRACT 30857-4

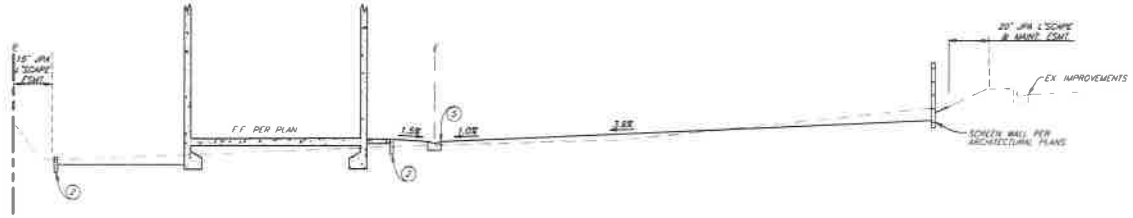
1 OF 3 SHEETS


CONSTRUCTION NOTES
1 CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
2 CONSTRUCT 6" CURB ONLY
3 CONSTRUCT 6" CURB AND GUTTER
4 CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
5 CONSTRUCT 3" WIDE RIBBON GUTTER
6 CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
7 CONSTRUCT P.V.C. STORM DRAIN
8 CONSTRUCT 24" X 24" CATCH BASIN
9 CONSTRUCT RISER OVERFLOW INLET
10 CONSTRUCT COBBLE RIPRAP PAD (1/2 GROUTED) 6" DIA.±
11 CONSTRUCT 12" STEP OUT STRIP
12 CONSTRUCT RETAINING WALL
13 CONSTRUCT HANDICAP ACCESS RAMP
14 CONSTRUCT COMMERCIAL DRIVEWAY APPROACH
LOT G (OPEN SPACE)
LOT 13
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
0.5% FLOOR SLOPE
OFFICE
15' WIDE JPA LANDSCAPE & MAINTENANCE ESMT. (PER TR 30857-4)
LIMIT OF GRADING
EX. REC. WATER
PROP. BASIN
SEE DETAIL ON SHT. 3
DAYLIGHT GRADING
EX. CURB AND GUTT.
℄ ECONOMIC WAY
℄ VAN BUREN BLVD.
EX. CURB & GUTTER
EX. S/W
EX. 21 SLOPE
20' WIDE LANDSCAPE & MAINTENANCE ESMT. (PER TR 30857-4)
N 78°26'06"E 205.38'
N 57°22'11"E 175.89'
N 63°49'26"E 769.43'
SCALE 1"=30'
0 15 30 60 90 120
REVISIONS
DESCRIPTION
DESIGNED BY
DRAWN BY
CHECKED BY
PROJECT MANAGER
PREPARED BY:
ROBERT VAN ZANTEN
R.C.E. NO. 62325
EXP. 9-30-19
DATE
SEAL
PREPARED BY
SDH
SCALE 1"=30'
DATE APRIL 2018
BENCHMARK
MARCH - JPA
SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "C"
LOT 12. TR. 30857-4
2 OF 3 SHEETS



SECTION A-A

NOT TO SCALE

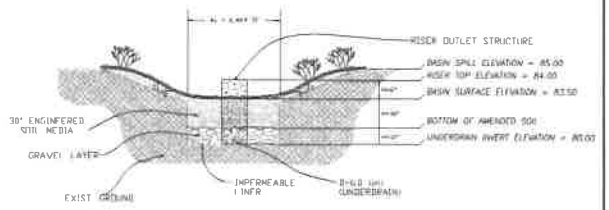


SECTION B-B

NOT TO SCALE

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 8" CURB ONLY.
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
5. CONSTRUCT 3" WIDE RIBBON GUTTER
6. CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
7. CONSTRUCT P.V.C. STORM DRAIN
8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT RISER OVERFLOW INLET
10. CONSTRUCT COBBLE RIPRAP PAD (1/2 GROUTED) 6" DIA.±
11. CONSTRUCT 12" STEP OUT STRIP
12. CONSTRUCT RETAINING WALL
13. CONSTRUCT HANDICAP ACCESS RAMP
14. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH



BIOFILTRATION BASIN CROSS SECTION

NOT TO SCALE

REVISIONS					
MARK	DESCRIPTION		BY	APPR'D	DATE
DESIGNED BY: T.C.	DRAWN BY: T.J.S.				
CHECKED BY: R.V.Z.	PROJECT MANAGER: C.C.				

DATE: _____

PREPARED BY: _____ DATE: _____

ROBERT VANZANTEN
R.C.E. NO. 62325 EXP. 9-30-19

SEAL

PREPARED BY:

SDH AND ASSOCIATES INC
14086 Riverlan Parkway STE
Riverlan, California 92557
PH. (951) 653-3041 FAX (951) 788-1214

SCALE: AS SHOWN

DATE: JULY, 2019

REVISIONS: ADD ADD. / 4-11 GRADE IN STA 11+55 W. REVISE ON MASTER 3" BRASS DISK STAMPED "MP SW 1886" REVISION ON TOP OF THE ABUTMENT WALL, 5.5' EAST OF THE WEST END AND 1' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF ENTRY AVE. AND THE WEST SERVICE ROAD. NAVD 1988 DATUM = 1574.22

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
SECTIONS
PLANNING AREA "C"

3 OF 3 SHEETS

Exhibit A 15

Tentative Parcel Map 19-01

COUNTY OF RIVERSIDE, CA

TENTATIVE PARCEL MAP 37744

LOT 12, TR 30857-4

APRIL 2019



VICINITY MAP

NOT TO SCALE

THOMAS GUIDE PG. 718, PGRT. GRID H-5 & H-6

OWNER/APPLICANT

PRIME 6, LLC
101 HODENCAMP RD
THOUSAND OAKS, CA 91360
TEL: (805) 494-7704
ATTN: MOSHE SILAGI

ENGINEER

SDH & ASSOCIATES, INC
14060 MERIDIAN PARKWAY
RIVERSIDE, CA 92518
VOICE: (951) 683-3691
FAX: (951) 788-2314

LEGAL DESCRIPTION

PARCEL 12 OF TRACT 30857-4
MB 435/12

SURROUNDING ZONING

NORTH..... OPEN SPACE
EAST..... OFFICE (PROPOSED MIXED USE, OFFICE, COMMERCIAL)
SOUTH..... EX. VETERANS CEMETERY
WEST..... OPEN SPACE

ZONING AND LAND USE

EXISTING ZONING..... OFFICE
PROPOSED ZONING..... MIXED USE
EXISTING LAND USE..... VACANT

SURROUNDING LAND USE

NORTH..... OPEN SPACE
EAST..... VACANT
SOUTH..... EX. VETERANS CEMETERY
WEST..... OPEN SPACE

UTILITY PURVEYORS

WATER..... WMWD
GAS..... SOCAL GAS
ELECTRICAL..... SO. CAL EDISON
TELEPHONE..... FRONTIER
SEWER..... WMWD
CABLE..... FRONTIER

EASEMENTS & COVENANTS

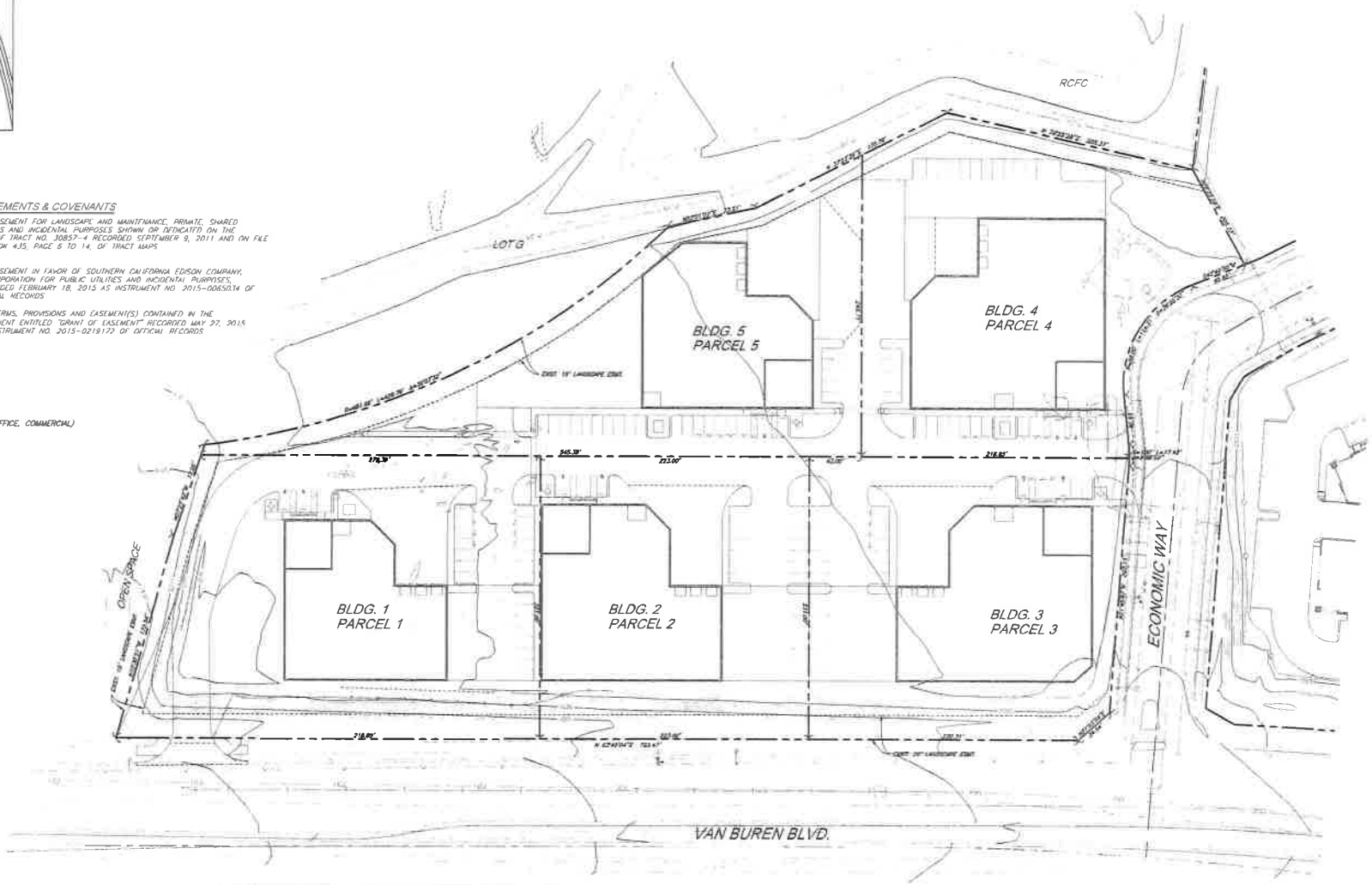
(29) AN EASEMENT FOR LANDSCAPE AND MAINTENANCE, PRIVATE, SHARED ACCESS AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 30857-4 RECORDED SEPTEMBER 9, 2011 AND ON FILE IN BOOK 435, PAGE 6 TO 14, OF TRACT MAPS

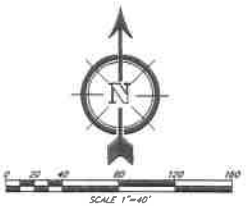
(31) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 2015 AS INSTRUMENT NO. 2015-0065014 OF OFFICIAL RECORDS

(32) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED MAY 27, 2015 AS INSTRUMENT NO. 2015-0219172 OF OFFICIAL RECORDS

LEGEND

- TRACT BOUNDARY
- CENTERLINE
- CURB AND GUTTER
- 1280 EXISTING CONTOUR LINE
- LOT LINE





SCALE 1"=40'

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE

DESIGNED BY: K.C. DRAWN BY: E.J.S.
CHECKED BY: R.V.Z. PROJECT MANAGER: K.S.

DATE _____

PREPARED BY: DATE _____

ROBERT VANZANTEN
R.C.E. NO. 62325 EXP. 9-30-19

SEAL

SURVEYED BY:

SDH AND ASSOCIATES INC
12/2 CANYON CREST DRIVE 71116
Riverside, California 92507
TEL: (951) 683-3691 FAX: (951) 788-2314

SCALE 1"=40'

DATE APRIL 2019

BENCHMARK

DESCRIPTION: MAG #22 / 4-33, BEING N 17°41'15" W BEING AN MAGNET "T" BRASS DISK STAMPED "MP 104 1984", FLUSH ON TOP OF THE ABUTMENT WALL, 1.5' EAST OF THE WEST END AND 3' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE SR91 BRIDGE. NAVD 1988 ELEV = 1574.17'

MARCH - JPA

TENTATIVE PARCEL MAP 37744
PRIME 6, LLC
LOT 12 TRACT 30857-4
PLANNING AREA "C"

1 OF 1 SHEETS

Exhibit A 16

Traffic Consistency Memo dated July 11, 2019

Kimley»Horn

MEMORANDUM

To: Lauren Sotelo, Associate Planner, March Joint Powers Authority

From: Mychal Loomis, P.E., PTOE

Kimley-Horn and Associates, Inc.

Date: July 11, 2019

Subject: Meridian Unit 4, Lot 12 Traffic Consistency

Kimley-Horn has prepared this letter to provide an assessment of the proposed Unit 4, Lot 12 development's consistency with applicable traffic planning documents. In accordance with Meridian Specific Plan Amendment (SPA) Mitigation Monitoring and Reporting Program[1] Measure B-3, traffic volumes should be monitored periodically to assure that the transportation infrastructure provides sufficient capacity.

The proposed project would develop Unit 4, Lot 12 of the Meridian North Campus area with five separate buildings, totaling 92,000 square feet. The buildings would all be classified under the business park land use for traffic review purposes. A site plan is provided as an attachment. This lot is zoned as office and falls within Planning Region C, Planning Area 6 of the Meridian SPA. The proposed development is not consistent with its zoning and would require re-zoning of U4-12 to Mixed Use.

A traffic study update was prepared in August 2013 for the Meridian Business Park[2] that concluded current traffic volumes are below the approved trip generation rate and no changes to the traffic analysis for the undeveloped and unoccupied lots have been identified. Thus, no update to the traffic study prepared for the Meridian SPA was required.

As another method of monitoring traffic volumes, a log is kept with each new development to ensure trip estimates stay within the allocated trip thresholds for each Planning Region and Planning Area within the Meridian SPA. The current status of the traffic monitoring spreadsheet is provided as an attachment. As shown in the traffic monitoring spreadsheet, Planning Region C, Area 6 was allocated 7,539 external average daily trips (ADT) and 294

---

[1] Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report, July 2010, Volume 1, Table XI-1

[2] Letter Memorandum dated August 12, 2013, from Kimley-Horn and Associates, Re: Meridian Business Park Traffic Study Update

truck trips. Within this planning area, development of U4-8, U4-9, U4-10, and U4-11 has been approved under a single project application for business park use that generate the equivalent of 5,773 passenger car trips. That project included an estimated 30 trucks to support business park use, but they were converted to passenger car equivalents and not taken from the total truck trip allocation for the planning area. A similar approach will be taken for this project's consistency.

As part of the approval of the U4-8, U4-9, U4-10, and U4-11 development, trips originally allocated to U4-12, the parcel for this proposed development, were transferred. This was agreed upon to allow that development to move forward with estimated trips in excess of original estimates. A total of 2,684 average daily trips (ADT) was transferred. This results in a maximum trip generation limit of 1,209 external ADT for U4-12.

With the proposed project re-zoning of U4-12 from office to mixed-use and proposal for a business park use, the potential users of the buildings become more diverse. The Institute of Transportation Engineers (ITE) defines Business Park (Land Use 770) as follows:

> *Business parks consist of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses; the rear side of the building is usually served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices; retail and wholesale stores; restaurants; recreational areas; and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.*

Since the business park use often includes some small industrial/warehousing type of operations, it was assumed that 2% of business park trips would be delivery trucks and other smaller trucks that may be diesel powered. These were accounted for in the trip generation by using a passenger car equivalent of 2.0 per truck as part of the calculation for the overall passenger car count. The truck trips are included in the Meridian SPA traffic monitoring report attached to this document as trucks within the overall SPA area, but were not deducted from the available truck trips in the planning area. This was applied this way as there are available truck trips in the overall Meridian SPA area and the desire to not reduce available truck trips from the two remaining lots in Planning Area 6: Unit 4, Lot 13 and Unit 4, Lot 14.

Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). There has been a more recent version of the ITE Trip Generation Manual released since preparation of the Meridian SPA. A comparison of trip generation rates for the business park use associated with the

proposed project is shown below. The rate has decreased with the updated trip generation manual projections. As such, use of the Meridian SPA rates represents a similar but slightly more conservative analysis.

Trip Generation Rate Comparison

Land Use Category	Meridian SPA Trip Rate (ITE 8th Edition)	Current Trip Rate (ITE 10th Edition)
Business Park	12.76 per ksf	12.44 per ksf

As discussed on page IV-57 of the Meridian SPA SEIR, other land uses within the overall Meridian development are expected to "capture" 13 percent of daily passenger car trips. As a result, the total external ADT recorded in the traffic monitoring log would be less than the overall trip generation. Truck trips were accounted for in the trip generation by using a passenger car equivalent of 2.0 per truck as part of the calculation for the overall passenger car count. The resulting trip generation is provided as an attachment and summarized below.

U4-12 Proposed Trip Generation

	Passenger Car ADT	Truck ADT	Gross ADT with PCE	External ADT with PCE
92,000 sf Business Park	1,151 (1,001 external)	23 (46 external PCE)	*1,197*	*1,047*

The traffic analysis for the Meridian SPA made assumptions on individual parcel trip generation in an effort to estimate traffic for the Amendment area. For this particular site, the assumption was a medical office building over 100,000 square feet. The proposed project results in significantly less trips than assumed, as shown below:

Planning Area 6 Trip Generation Review

	Gross ADT	Truck Trips
Originally Assumed Trips for Parcel U4-12	3,893	0
Trips transferred to U4-8/U4-9/U4-10/U4-11 Development	-2,684	*-0*
Remaining available trips for Parcel U4-12	**1,209**	***0***
Proposed Trips for Parcel U4-12 (92,000 SF of Business Park)	1,197	*0*
Net Difference in Trips	12 remaining	0

The current status of the traffic monitoring spreadsheet is provided as an attachment. Based on the above information, the remaining trips for Planning Area 6 are anticipated to be enough for the remaining parcels in the planning area to be developed. With the assumed development of approved U4-8/U4-9/U4-10/U4-11 and U4-13/U4-14, there would be 1,185 external passenger car daily trips and 185 truck trips remaining for this project. This proposed U4-12 project generates 1,047 external passenger car daily trips. This would complete development of Planning Area 6.

Access to the site will be provided on Van Buren Boulevard and Economic Drive. The location of the driveway on Van Buren Boulevard was coordinated with County of Riverside staff to maximize spacing from the adjacent intersection in an effort to allow vehicles to slow down to make the right turn without severely impeding through traffic flow.

In conclusion, the proposed development would be consistent with traffic planning documents and mitigation measures identified in the Meridian SPA SEIR with the proposed development.

Please feel free to contact me at 619-744-0161 if you have any questions.

Sincerely,



Mychal Loomis, P.E.
CA PE 76101

Attachments:

Meridian SPA Land Use Plan

Proposed Site Plan

Trip Generation Calculations

Meridian SPA Traffic Monitoring Spreadsheet (Existing)

Meridian SPA Traffic Monitoring Spreadsheet (With Project)

Excerpt from Appendix G of the Traffic Impact Study for the Meridian SPA

County of Riverside Correspondence

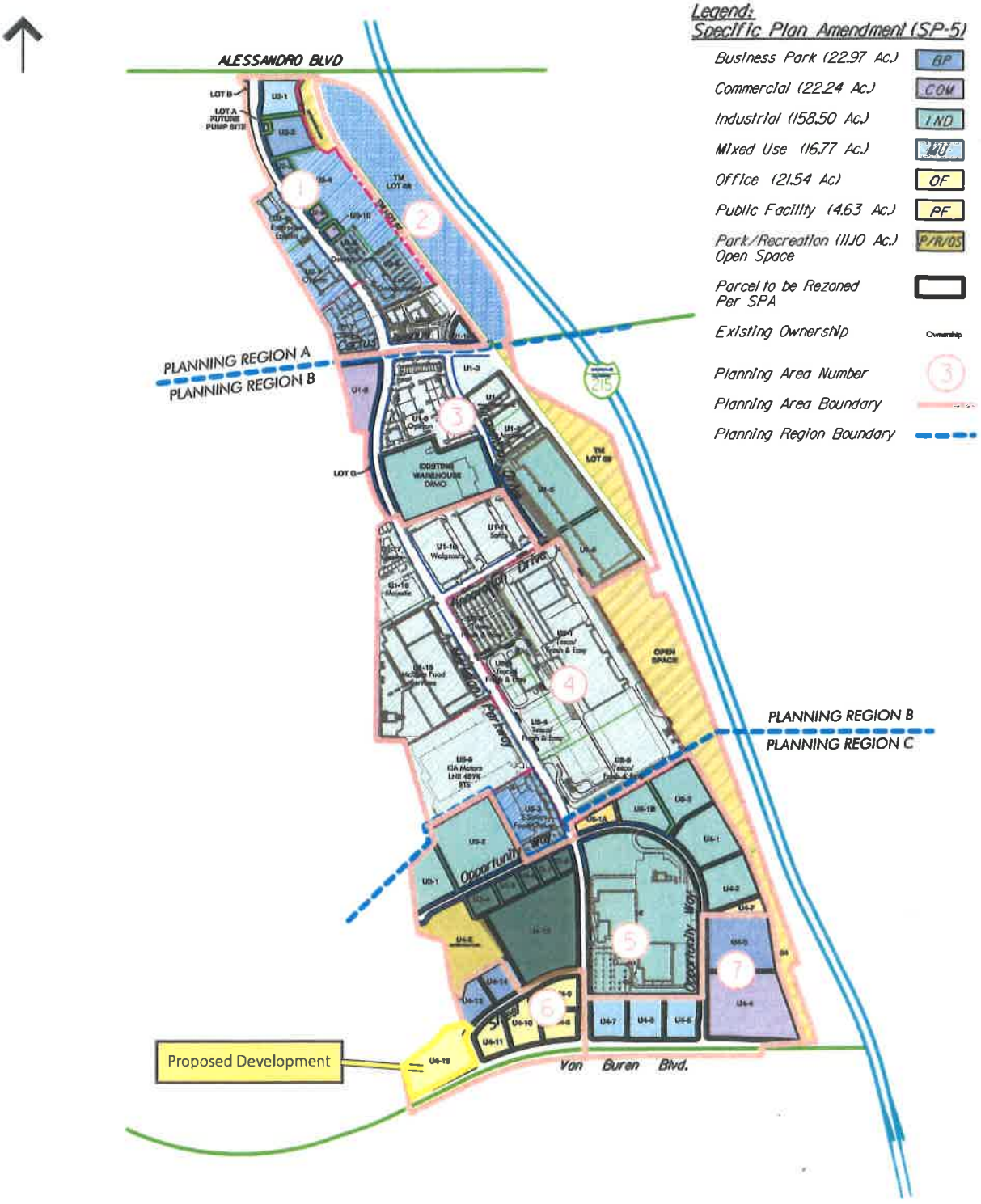
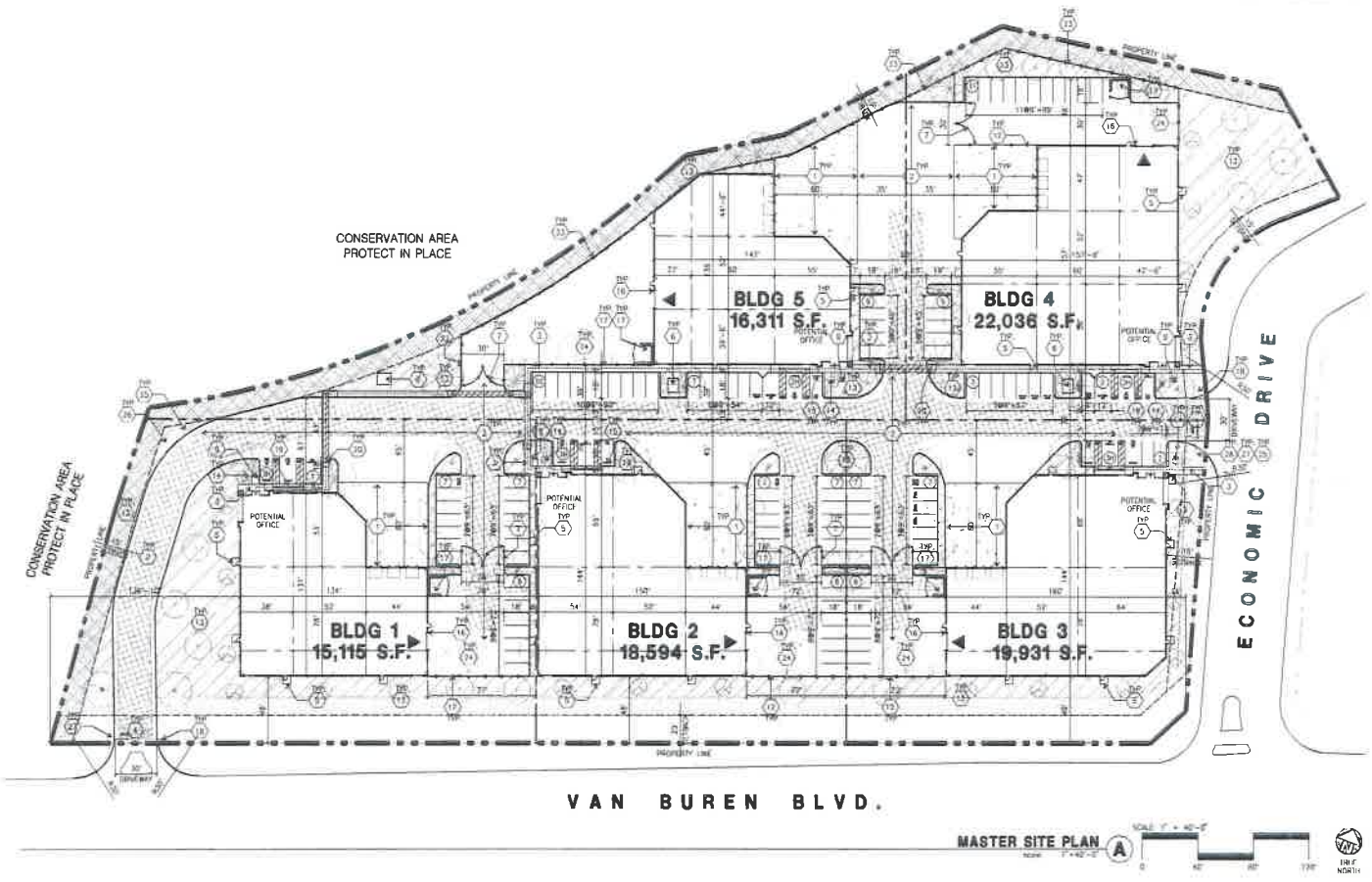
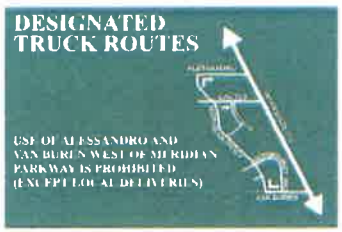


Figure I

LOT AND PROPERTY OWNER



MASTER SITE PLAN (A)



9'-0" x 3'-0" x .080" ALUM PANELS LAMINATED W/ GREEN HP VINYL W/ WHITE HP VINYL COPY & GRAPHIC PANELS TO BE COATED W/ ANTI-GRAFFITI SHEETING PANELS TO COME W/ A 2-3/4" GALVANIZED POST & MOUNTING HARDWARE

TRUCK ROUTE SIGN (B)

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY ARROWS TO BE CONSTRUCTED
5. 5'-6"W X 5'-6"H THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
7. PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL
9. EXTERIOR BIKE RACK TYPICAL
10. 12" HIGH TILT-UP SCREEN WALL TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE
11. EXTERIOR CONCRETE STAIR
12. 6' H METAL FENCE
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
14. EMPLOYEE BREAK AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. CONCRETE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
17. TRASH ENCLOSURE W/ 6' HIGH WALLS PER CITY STANDARD
18. ACCESSIBLE ENTRY SIGN.
19. ACCESSIBLE PARKING STALL SIGN.
20. TRUNCATED DOME.
21. APPROXIMATE LOCATION OF FIRE HYDRANT.
22. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED WITHIN THE PUBLIC ROW SIDEWALK FRONTING VAN BUREN
23. 6' H METAL SCREEN FENCE
24. AMENITY BASKETBALL COURT
25. TRUCK ROUTE SIGN. SEE DETAIL B
26. NO TRUCK ACCESS SIGN.
27. STOP SIGN
28. TRUCKS NO RIGHT TURN SIGN

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS FOR THICKNESS
- STANDARD PARKING STALL 9' X 18'
- LANDSCAPED AREA
- 24' WIDE FIRELANE
- METAL FENCE
- METAL SCREEN FENCE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL
- GRADE LEVEL DOOR

- NOTE
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW
- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RIVERSIDE FIRE DEPARTMENT REQUIREMENTS.
- PER MASTER DEVELOPER, CHAINLINK FENCE WILL BE PROVIDED PRIOR TO THE ROUGH GRADING STAGE PER COMPENSATORY MITIGATION AND MONITORING PLAN
- PEDESTRIAN CIRCULATION LIGHTING WILL BE PROVIDED FROM PARKING AREAS / PEDESTRIAN PATHS TO BUILDING ENTRIES PER SECTION 7.5.1 OF WDCG.
- ALL ENTRY AREAS ARE TO BE LIT PROVIDING AN INVITING GLOW FROM INTERIOR PER SECTION 7.6.2 OF WDCG.
- PROJECT TO PROVIDE CONSISTENT THEME LIGHTING, SUBJECT TO REVIEW AND APPROVAL BY MARCH JPA SHALL BE PROVIDED WITHIN LOTS FRONTING VAN BUREN BOULEVARD AS PER PAGE III-19

VICINITY MAP



PROJECT DATA

	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	TOTAL
SITE AREA						
BUILDING AREA						
COVERAGE						
F.A.R.						
FLOOR HEIGHT						
AUTO PARKING PROVIDED						
PARKING CALCULATION CITY						
MAXIMUM BUILDING HEIGHT ALLOWED						
MAXIMUM FLOOR AREA RATIO						
LANDSCAPE REQUIREMENT						
LANDSCAPE PROVIDED						
SETBACKS						

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6'-0" O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES ON AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

HPA architecture
hpa, inc.
18831 bardeen avenue, ste. #100
irvine, ca
92612
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email: hpa@hparchs.com

Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS PRIME SIX
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Master Site Plan
Project Number: 16489
Drawn by: ML
Date: 04/05/17
Revision:
Sheet: A1.1

Land Use Designation	ITE Code	Square Footage (ksf)	Total Trip Rate	Truck Trip Rate	Passenger Car ADT	Truck ADT	Truck ADT w PCE	Total Gross ADT	Passenger Car External ADT	Truck External ADT	Total External ADT
Allocated Trips											
General Office Building	710	88.000	ln(T)=0.77ln(x)+3.65	0	1,209	0	0	1,209			
Proposed Revised Concept Trips											
Business Park	770	92.000	12.76	2% of ADT	1,151	23	46	1,197	1,001	46	1,047
Comparison w/ Allocated Trips								(12)			

Meridian SPA Traffic Monitoring Spreadsheet
Existing 07/11/2019

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		382	153*	*converted truck trips to PCEs
	U2-2	BP		4041	0	60,980 sf general light industrial, 90,840 sf business park & 14,140 sf general office building
	U2-3	BP				
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	**4,423**	-	
			Planning Area Allowance:	**7,333**	-	
			Remaining Trips:	**2,910**	-	
			Planning Region B			
3	U1-5	IND	New Castle	1914	**432**	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	**2,618**	**836**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**5,685**	**1,000**	
			Planning Region C			
5	U3-1	IND				
	U3-2	IND				
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**4,822**	**1,088**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**1,258**	**672**	
6	U4-8	OF		5713		32,628 sf office; 6,584 sf retail; 5,937 sf restaurant/café: & 116,892 sf business park
	U4-9	OF				
	U4-10	OF				
	U4-11	OF		60	30*	
	U4-12	OF				
	U4-13	BP		581	109	124,523 sf light manufacturing
	U4-14	BP				Combined with U4-13
			Calculated Trip Generation:	**6,354**	**109**	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**1,185**	**185**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU		723		162,660 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		308	121*	*converted truck trips to PCEs
			Calculated Trip Generation:	**12,084**	-	
			Planning Area Allowance:	**16,164**	-	
			Remaining Trips:	**4,080**	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**28,568**	**2,738**	*Truck trips for these parcels are included in Grand Total for Truck Trips, not as PCEs
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**16,851**	**1,152**	

Meridian SPA Traffic Monitoring Spreadsheet
With Proposed Unit 4 Lot 12

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		382	153*	*converted truck trips to PCEs
	U2-2	BP		4041	0	60,980 sf general light industrial, 90,840 sf business park & 14,140 sf general office building
	U2-3	BP				
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	**4,423**	-	
			Planning Area Allowance:	**7,333**	-	
			Remaining Trips:	**2,910**	-	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	**2,618**	**836**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**5,685**	**1,000**	
			Planning Region C			
5	U3-1	IND				
	U3-2	IND				
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**4,822**	**1,088**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**1,258**	**672**	
6	U4-8	OF		5713		32,628 sf office; 6,584 sf retail; 5,937 sf restaurant/café. & 116.892 sf business park
	U4-9	OF				
	U4-10	OF		60	30*	
	U4-11	OF				
	U4-12	OF		1047	23*	92,000 SF Business Park
	U4-13	BP		581	109	124,523 sf light manufacturing
	U4-14	BP		--	--	Combined with U4-13
			Calculated Trip Generation:	**7,401**	**109**	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**138**	**185**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU		723		162,660 sf warehouse & 8,000 sf retail
	U4-6					
	U4-7			308	121*	*converted truck trips to PCEs
			Calculated Trip Generation:	**12,084**	-	
			Planning Area Allowance:	**16,164**	-	
			Remaining Trips:	**4,080**	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**29,615**	**2,761**	*Truck trips for these parcels are included in Grand Total for Truck Trips, not as PCEs
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**15,804**	**1,129**	

Meridian *North Campus*

March 31, 2010

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak-Hour % of ADT	AM Peak-Hour In Out Ratio	AM In	AM Out	AM Total	PM Peak-Hour % of ADT	PM Peak-Hour In Out Ratio	PM In	PM Out	PM Total	ITE Trip Rate	ITE Truck ADT
	Unit 1																				
1	1-1	8.00	Mixed Use	General Office Building	6.5%	78,900	Spec Office Dev VDA	11.01	648	14%	0.88	0.12	80	11	91	14%	12%	88%	15	78	93	0	10
1			Mixed Use	General Light Industrial	19.1%	27,120	Spec Showroom/VDA	1.6		13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	-
1	1-2	3.23	Industrial	Warehousing	31.7%	44,800	Spec Dev VDA	5	223	11%	0.79	0.21	21	5	25	10%	25%	75%	5	15	32	0.72	17
1	1-3	5.24	Industrial	High-Cube Warehouse	37.2%	85,000	Spec Dev Majestic (U/C)	1.18	99	6%	0.65	0.35	4	2	6	7%	33%	67%	5	2	7	0.53	26
1	1-4	4.35	Industrial	High-Cube Warehouse	66.0%	125,000	Spec Dev Majestic (U/C)	1.6	200	6%	0.65	0.35	8	4	13	7%	33%	67%	9	5	14	0.53	46
1	1-5	16.35	Industrial	Manufacturing	42.0%	299,127	LNR Planned	3.82	1,143	19%	0.78	0.22	170	48	218	19%	36%	64%	62	140	218	2.93	876
1	1-6	10.55	Industrial	Warehousing	45.0%	206,801	LNR Planned	3.56	736	8%	0.79	0.21	49	13	62	9%	25%	75%	17	50	66	0.72	149
1	1-7	6.81	Business Park	General Light Industrial	37.0%	106,535	Spec Dev Clifford (built)	6.97	746	13%	0.88	0.12	87	12	99	14%	12%	88%	12	91	104	2.51	90
1	1-8	5.85	Commercial	Business Hotel	35.0%	89,189	Planned retail (127 room hotel)	7.27	923	8%	0.59	0.41	43	30	74	9%	60%	40%	47	31	79	0	-
1	1-8a		Commercial	Fast-Food Restaurant w/ D.T.	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	148	7%	52%	48%	53	49	102	0	-
1	1-8b		Commercial	Fast-Food Restaurant w/ D.T.	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	148	7%	52%	48%	53	49	102	0	-
1	1-8c		Commercial	High Turn over (sit down) Restaur	3.1%	8,000	8K restaurant	127.15	1,017	9%	0.52	0.48	48	44	92	9%	59%	41%	53	37	89	0	-
1	1-8d		Commercial	Specialty Retail Center	3.9%	5,000	Retail	44.32	222	0%	0.00	0.00	-	-	0	6%	44%	56%	6	8	14	0	-
1	1-9	17.14	Mixed Use	General Light Industrial	26.9%	200,482	Spec Dev Operon (built)	6.46	1,295	13%	0.88	0.12	150	21	171	14%	12%	88%	22	159	180	2.51	140
1	1-9a		Mixed Use	General Office Building	3.4%	25,298	Spec Dev Operon (built)	11.01	279	14%	0.88	0.12	35	5	39	14%	17%	83%	5	31	36	0	-
1	1-9b		Mixed Use	General Office Building	2.0%	15,275	Spec Dev Operon (built)	11.01	168	14%	0.88	0.12	21	3	24	14%	17%	83%	4	19	23	0	-
1	1-10	1.05	Industrial	General Light Industrial	45.0%	20,582	Combined with DRMO	6.97	143	13%	0.88	0.12	17	2	19	14%	12%	88%	2	18	20	2.51	52
1	1-DRMO	16.53	Industrial	General Light Industrial	42.0%	302,420	Redeveloped DRMO	6.97	2,108	13%	0.88	0.12	245	33	278	13%	12%	88%	35	258	293	2.51	759
1	1-11	8.80	Industrial	General Light Industrial	45.0%	180,000		4.99	942	13%	0.88	0.12	108	15	124	14%	12%	88%	16	115	131	2.51	170
1	1-15	28.41	Industrial	Warehousing	21.9%	280,038	McLane Foodservices (built)	2.4	672	8%	0.79	0.21	45	12	57	8%	25%	75%	15	45	60	0.72	120
1	1-15 R		Industrial	Warehousing	0.9%	11,600	Truck Maint, McLane	4.96	58	8%	0.79	0.21	4	1	5	8%	25%	75%	1	4	5	0.72	-
1	1-16	5.63	Industrial	Warehousing	42.8%	105,000	Spec Dev Majestic (built)	5	525	8%	0.79	0.21	35	9	44	8%	25%	75%	12	35	47	0.72	35
1	1-17	3.03	Industrial	General Light Industrial	35.4%	46,784	Spec Dev Yocum	6.97	315	13%	0.88	0.12	37	5	42	14%	12%	88%	5	39	44	2.51	36
1	1-18	10.81	Industrial	High-Cube Warehouse	45.7%	215,000	Walgreens (built)	1.01	217	6%	0.65	0.35	9	5	14	7%	33%	67%	5	10	15	0.53	38
1	1-19	1.0	Mixed Use	Specialty Retail Center	30.0%	13,068		44.32	579	0%	0.00	0.00	-	-	0	6%	44%	56%	15	20	35	0	-
1	Lot G	1.30	Business Park	General Light Industrial	45.0%				0	13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	-
	Subtotal	154.88	Total SF			2,506,819																	
		51.27			SPA only	942,186			16,235					425	1,791				485	1,312	1,796		2,537
	Unit 2																				
1	2-1	3.77	Mixed Use	Specialty Retail Center	6.3%	7,500	Projected	44.32	332	0%	0.00	0.00	-	-	0	6%	44%	56%	9	11	20	0	-
	2-1		Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	818.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
	2-1		Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2,000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
	2-1		Mixed Use	General Office Building	22.0%	36,129	Projected	6.09	609	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	73	10	83	t=1.12x+78.81	17%	83%	20	99	119		
1	2-2	4.45	Business Park	General Office Building	35.0%	67,845	Retail & Office	9.90	990	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	121	17	138	t=1.12x+78.81	17%	83%	26	128	155	0	-
1	2-3	0.92	Business Park	General Office Building	35.0%	14,026	Office	2.94	294	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	34	5	39	t=1.12x+78.81	17%	83%	16	78	95	0	-
1	2-4	14.47	Business Park	Light Rail Transit Station w/ Parkir	0.0%		Metrolink Station(1200 spots)		230					64	17	101				26	103	129	0	-
1	2-5	2.82	Business Park	General Office Building	0.0%	-	Spec Dev Koll (parking only)	11.01	-	14%	0.88	0.12	-	-	0	14%	17%	83%	-	-	-	0	-
1	2-6	8.54	Business Park	General Office Building	42.7%	159,000	Spec Dev Koll	11.01	1,749	14%	0.88	0.12	217	30	247	14%	17%	83%	40	196	237	0	-
1	2-7	6.57	Business Park	General Office Building	38.4%	110,000	Spec Dev Operon	11.01	1,210	14%	0.88	0.12	150	20	171	14%	17%	83%	28	136	164	0	-
1	2-8	4.95	Business Park	General Office Building	18.6%	40,000	BTS Dev Enterprise	8	360	14%	0.88	0.12	45	6	51	14%	17%	83%	8	40	48	0	-
1	2-9	0.85	Commercial	Specialty Retail Center	24.6%	9,108	Office	44.32	404	0%	0.00	0.00	-	-	0	6%	44%	56%	11	14	25	0	-
			Commercial	Coffee/Donut Shop w/o D.T.	5.2%	1,925	Projected Retail	841.48	1,620	14%	0.51	0.49	115	111	226	5%	50%	50%	39	39	78		
1	2-10	0.70	Commercial	Specialty Retail Center	23.4%	7,135	Office	44.32	316	0%	0.00	0.00	-	-	0	6%	44%	56%	9	11	19	0	-
			Commercial	Bread/Donut/Bagel Shop w/o D.T.	6.6%	2,000	Projected Retail	523.17	1,046	13%	0.47	0.53	66	74	140	5%	50%	50%	28	28	56		
3	2-11	2.97	Public Facility	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot A	0.23	Public Facility	Business Park	0.0%	-	Pump Site	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot B	0.58	Public Facility	Business Park	0.0%	-	Projected	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	Subtotal	51.62	Total SF			458,669																	
		11.50			SPA only	148,669			11,189					989	435	1,490				323	947	1,270		16
	Unit 5																				
2	5-1 to 5-5	88.30	Industrial	Warehousing	50.0%	1,921,428	Tesoo Fresh & Easy (built)	1.46	10,457	8%	0.79	0.21	415	217	632	9%	25%	75%	97	612	709	0.72	2,196
2			Industrial	Warehousing	0.0%	-	Tesco Expension	-	-	8%	0.79	0.21	-	-	0	9%	24%	76%	-	-	-	0.72	-
2	5-6	23.81	Industrial	High-Cube Warehouse	47.1%	489,000	LNR BTS (Kia) (Built)	1.63	798	6%	0.65	0.35	32	17	50	7%	33%	67%	18	37	55	0.53	185
	Subtotal	112.1	Total SF			2,410,428																	
					SPA only	0			11,255					447	234	682				115	649	764		2,381
	Unit 3																				
2	3-1	5.00	Industrial	Warehousing	45.0%	98,010	Ridge Spec	3.56	349	8%	0.79	0.21	23	6	29	9%	25%	75%	8	24	31	0.72	71
2	3-2	13.53	Industrial	Warehousing	45.0%	265,215	Ridge Spec	3.56	944	8%	0.79	0.21	63	17	80	9%	25%	75%	21	64	85	0.72	191
2	3-3	10.27	Business Park	Manufacturing	21.3%	95,270	2 Sisters Food Group (U/C)	4.87	489	19%	0.78	0.22	73	21	93	19%	36%	64%	34	60	93	2.93	132
2			Business Park	Manufacturing	18.8%	84,230	2 Sisters Food Group Expension	3.40	365	19%	0.78	0.22	57	18	74	19%	36%	64%	26	47	74	2.93	107
2	3-4	2.00	Industrial	Warehousing	45.0%	39,204	Projected	3.56	140	8%	0.79	0.21	9	2	12	9%	25%	75%	3	9	13	0.72	28
2	3-5	1.65	Industrial	Warehousing	45.0%	32,343	Projected	3.56	115	8%	0.79	0.21	8	2	10	9%	25%	75%	3	8	10	0.72	23
2	3-6	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	6	7	0.72	17
2	3-7	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	6	7	0.72	17
2	3-8	1.35	Industrial	Warehousing	45.0%	26,463	Projected	3.56	94	8%	0.79	0.21	6	2	8	9%	25%	75%	2	6	8	0.72	19
	Subtotal	35.1	Total SF			686,604																	
					SPA only	387,304			2,679					250	69	319				101	229	329		389
	Unit 6																				
3	6-1a	2.12	Public Facility	Business Park	16.2%	15,000	Fire Station		50	8%	0.30	0.70	1	3	4	10%	70%	30%	4	2	5	0	20
3	6-1b	4.82	Industrial	Warehousing	32.0%	67,184		3.56	239	8%	0.79	0.21	15	4	20	8%	25%	75%	5	16	21	0.72	48
2	6-2	6.90	Industrial	Manufacturing	42.0%	126,227	LNR Planned Industrial	3.82	482	19%	0.78	0.22	72	20	92	19%	36%	64%	33	59	92	2.93	370
	Unit 4																				
3	4-1	7.23	Industrial	High-Cube Warehouse	45.0%	141,722	Projected	1.44	204	6%	0.65	0.35	8	4	13	7%	33%	67%	5	9	14	0.53	75
3	4-2	6.30	Industrial	Warehousing	45.0%	123,493	Projected	3.56	440	8%	0.79	0.21	29	8	37	9%	25%	75%	10	30	40	0.72	89
3	4-3	9.90	Business Park	General Office Building	35.0%	150,935	Projected	6.09	1,832	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	229	31	261	t=1.12x+78.81	17%	83%	42	206	248	0	-
3	4-4	14.84	Commercial	Business Hotel	2.1%	46,000	60 Room hotel	7.27	436	8%	0.59	0.41	21	14	35	9%	60%	40%	22	15	37	0	-
3			Commercial	Business Hotel	4.9%	108,000	90 room hotel	7.27	654	8%	0.59	0.41	31	21	52	9%	60%	40%	33	22	56	0	-
3			Commercial	Quality Restaurant	0.2%	8,000	8K restaurant	89.95	720	0%	0.00	0.00	-	-	0	8%	67%	33%	40	20	60	0	-
3			Commercial	Gasoline Station w/ Convenience Market		-	12 fueling station	162.78	1,953	6%	0.50	0.50	61	61	122	8%	50%	50%	80	80	161	0	-
3			Commercial	Fast-Food Restaurant w/ D.T.	0.5%	3,000	3.0 K fast food	496.12	1,488	10%	0.51	0.49	76	73	148	7%	52%	48%	53	49	102	0	-
3			Commercial	Specialty Retail Center	6.5%	38,500	Retail	44.32	1,706	0%	0.00	0.00	-	-	0	6%	44%	56%	46	58	104	0	-
3	4-5	3.80	Mixed Use	Specialty Retail Center	6.0%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	818.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2,000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
3			Mixed Use	General Office Building	22.4%	37,000	Projected	6.09	620	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	75	10	85	t=1.12x+78.81	17%	83%	20	100	120		
3	4-6	4.20	Mixed Use	Specialty Retail Center	5.5%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.0%	1,900	Projected	818.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.0%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.1%	42,252	Projected	6.09	687	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	83	11	94	t=1.12x+78.81	17%	83%	21	105	126		
3	4-7	4.00	Mixed Use	Specialty Retail Center	5.7%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.1%	1,900	Projected	818.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.1%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.0%	40,000	Projected	6.09	659	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	79	11	90	t=1.12x+78.81	17%	83%	21	103	124		
3	4-8	3.46	Office	General Office Building	32.5%	48,983	Projected	6.09	770	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	83	13	156	t=1.12x+78.81	17%	83%	23	111	134	0	-
3	4-9	2.97	Office	General Office Building	32.5%	42,046	Projected	6.09	685	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	83	11	94	t=1.12x+78.81	17%	83%	21	104	126	0	-
3	4-10	4.31	Office	General Office Building	32.5%	61,017	Projected	6.09	912	ln(T)=0.77ln(x)+3.65						ln(t)=0.80ln(x)+1.55	0.88	0.12	111	15	126	t=1.12x+78.81	17%	83%	25	122	147	0	-
3	4-11	3.07	Office	Medical Office	32.0%	42,793	Projected	36.13	1,546	6%	0.79	0.21	78	21	98	10%	27%	73%	40	108	148	0	-
3	4-12	7.73	Office	Medical Office	32.0%	107,750	Projected	36.13	3,893	6%	0.79	0.21	196	52	248	10%	27%	73%	101	272	373	0	-
3	4-13	3.00	Business Park	General Light Industrial	42.0%	54,886	Projected	6.97	383	13%	0.88	0.12	44	6	50	14%	12%	88%	6	47	53	2.51	138
3	4-14	3.40	Business Park	General Light Industrial	42.0%	62,204	Projected	6.97	434	13%	0.88	0.12	50	7	57	14%	12%	88%	7	53	60	2.51	156
3	4-15	17.90	Industrial	High-Cube Warehouse	45.0%	350,876	Projected	1.44	505	6%	0.65	0.35	21	11	32	7%	33%	67%	12	24	35	0.53	186
3	4-16	45.00	Industrial	Warehousing	43.0%	842,886	Projected	3.56	3,001	8%	0.79	0.21	200	53	253	9%	25%	75%	67	202	270	0.72	607

Land use is subject to change and should not be expected to be developed as shown here.

Meridian *North Campus*

March 31, 2010

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak-Hour % of ADT[1]	AM In/Out Ratio[1]	AM In	AM Out	AM Total	PM Peak-Hour % of ADT[1]	PM In/Out Ratio[1]	PM In	PM Out	PM Total	Trip Rate	Truck ADT
3	4-E	11.10	Park/Recreation/Open S	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	4-F	1.7	Public Facility				Pump Station																
	Subtotal	167.9	Total SF			2,602,377			32,121				2,091	883	2,974				956	2,143	3,099		1,689
					SPA only	2,602,377																	
	Unit 7 (TM Lot 68)																						
1	TM 68	33.8	Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	6%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	6%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	6%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	6%	39%	61%	-	-	-	0	-
	Subtotal	33.8	Total SF			-																	
	Other																						
2	TM 84	7.80	Park/Recreation/Open S	Utilities	0.0%			0.0	-	0%	0.00	0.00	-	-	0	0%	0%	0%	-	-	-	0	-
2	Detention Basin	34.10	Park/Recreation/Open Space																				
2	TM 68	13.40	Park/Recreation/Open Space																				
									-				-	-	-				-	-	-		-
	Gr. Total	611.6				8,664,895																	
		ACRES				SF																	
					SPA only	4,201,335																	

Proposed (total)	73,691		
Proposed (external)	64,644		
Permitted (external)	44,966		
Net Increase	19,678		

Proposed (total)	5,145	2,047	7,256
Proposed (external)	4,499	1,786	6,286
Permitted (external)	3,882	1,016	4,898
Net Increase	617	770	1,388

Proposed (total)	1,900	5,279	7,360
Proposed (external)	1,713	4,555	6,268
Permitted (external)	1,276	3,865	5,141
Net Increase	437	690	1,127

7,812
7,607
14,619
TRUCK ADT

Land uses are subject to change and should not be expected to be developed as shown here.

Loomis, Mychal

From: Vombaur, Susan <SVOMBAUR@rctlma.org>
Sent: Thursday, January 26, 2017 1:13 PM
To: 'Lauren Sotelo'
Cc: Tsang, Kevin; MCalvillo@leeriverside.com; Washkowiak, Mike; Loomis, Mychal
Subject: RE: MS Development site A
Attachments: Scanned from a Xerox Multifunction Printer.pdf

Lauren,

I did discuss the driveway with Lawrence. If we can design/locate it such that 1) sight distance exiting the driveway is not impaired due to the grade of the driveway, and 2) the curb adjacent lane is wide enough for a westbound right turning vehicle to not block the through movement, then the driveway could be allowed. The attached exhibit shows the station on the KHA plans that I believe would achieve this.

In addition to these conceptual approvals, we will also be looking to see the traffic study to confirm that we will have acceptable levels of service with the proposed development and site access for each of the 3 developments.

Let me know if you have any questions.

Thanks,
Susan

From: Lauren Sotelo [mailto:sotelo@marchjpa.com]
Sent: Wednesday, January 25, 2017 8:11 AM
To: Vombaur, Susan <SVOMBAUR@rctlma.org>
Cc: Tsang, Kevin <KTSANG@rctlma.org>; MCalvillo@leeriverside.com; Mike.Washkowiak@kimley-horn.com; mychal.loomis@kimley-horn.com
Subject: RE: MS Development site A

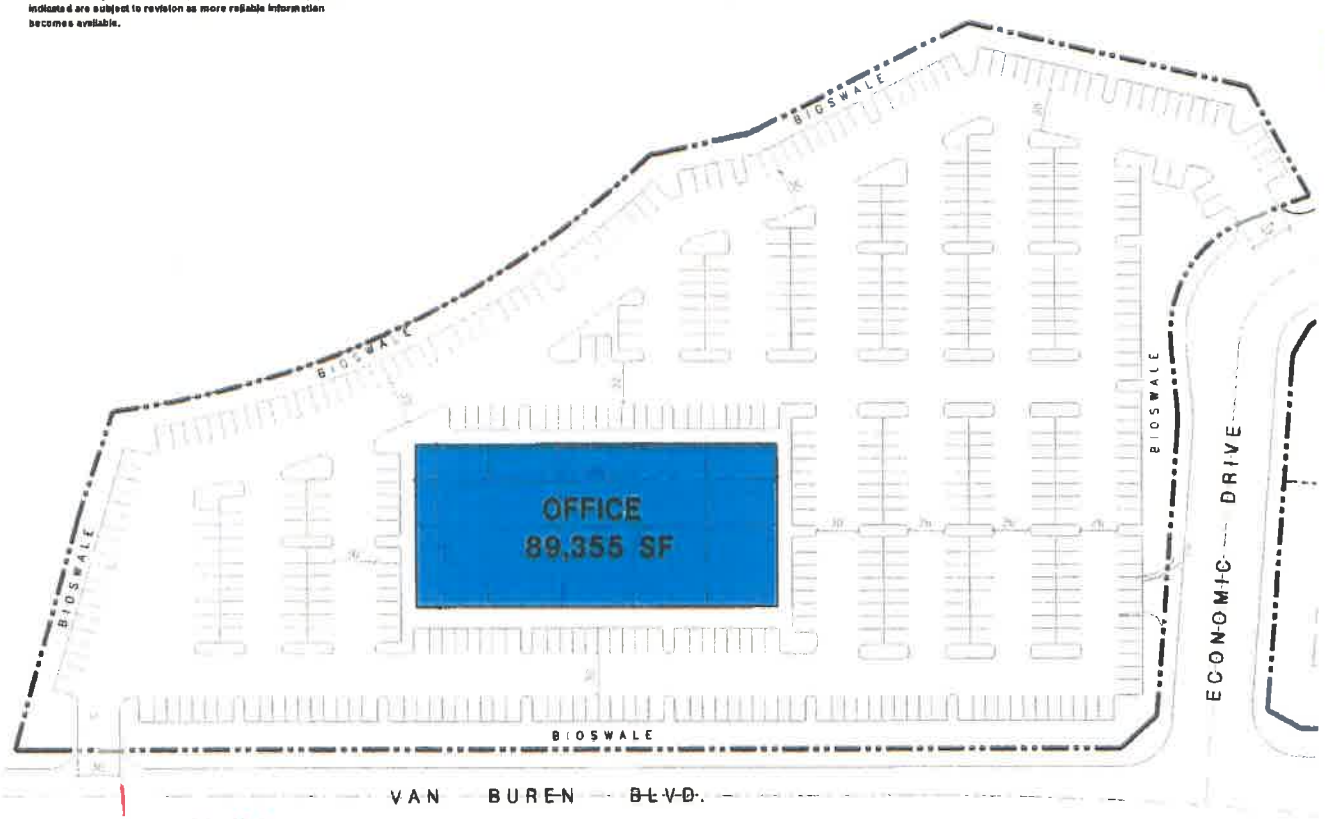
Good morning Susan,

Thank you for providing your comments. I would also like to inquire on the proposed access to Development C along Van Buren Boulevard. When we met last, you mentioned that you would like to discuss further with Lawrence. Could you provide the developer's team some feedback on their driveway proposal? I have the site plan attached for reference.

Thank you,

Lauren Sotelo
Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA | 92518
Phone: (951) 656-7000
sotelo@marchjpa.com

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



@ STA 667+40
PER RHA STREET PLANS
PROVIDES 24' LANE (18' + 6' BIKE LANE) TO CURB FACE

north

Aerial Map



Tabulation

	OFFICE
SITE AREA	
In s f	309 955 s f
In acres	7 12 ac
BUILDING AREA	
Office - 1st floor	29 785 s f
Office - 2nd floor	29 785 s f
Office - 3rd floor	29 785 s f
TOTAL	89,355 s f
COVERAGE	28 8%
AUTO PARKING REQUIRED	
Office 4/1 000 s.f.	536 stalls
AUTO PARKING PROVIDED	
Standard (9 x 18')	537 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Mixed Use (MU)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50', 75' requires approval pursuant to Section 18 35	
MAXIMUM FLOOR AREA RATIO	
FAR - to be verified	
LANDSCAPE REQUIREMENT	
Percentage - 10%	
LANDSCAPE PROVIDED	
Percentage -	22 0%
In s f	68 083 s f

Legend

3 STORY OFFICE BUILDING

HPA ARCHITECTURE

18831 Bardeen Ave. Ste #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

Conceptual Site Plan

M S Development C - 7.12 acres

County of Riverside, CA

Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

October 12, 2016 / Job #16412
Scheme 1

Kimley»Horn

MEMORANDUM

To: Lauren Sotelo, Associate Planner, March Joint Powers Authority

From: Mychal Loomis, P.E., PTOE

Kimley-Horn and Associates, Inc.

Date: January 16, 2019

Subject: MS Van Buren Site B (Unit 4, Lot 8,9,10,11) Revised Plan Traffic Consistency

---

Kimley-Horn has prepared this letter to provide an assessment of the proposed modification to the site plan for the MS Van Buren Site B development and consistency with previously approved traffic planning documents.

The proposed project would develop Unit 4, Lot 8, 9, 10, and 11 (U4-8,9,10,11) as a mixed-use site, consisting of a combination of retail, office, and business park. A site plan is provided as an attachment.

An Initial Study was prepared and approved for the MS Van Buren Site B project in September 2018. As part of the Initial Study, a traffic assessment, *Meridian Unit 4, Lots 8, 9, 10, 11 Traffic Consistency Memorandum* was prepared for the proposed project by Kimley-Horn and Associates (May 2018). The traffic consistency report is provided as an attachment. Based on the analysis and evaluation provided in the Initial Study (Supplemental Addendum to the Meridian SP-5 SEIR), no new significant impacts were found to occur as a result of the proposed project. The project site plan has been slightly modified since the preparation of the Initial Study. The project is consistent with all aspects of the approved Initial Study, but it was requested to document the traffic generation.

Table 1 summarizes the allocated trips for the project, the originally approved trip generation, and the revised site plan trip generation. The allocated trips include the trips originally assumed for these sites in the Meridian SP-5 SEIR plus an approved trip transfer letter that allowed trips to be moved from Unit 4, Lot 12 to this project. The trip transfer letter is included as an attachment. The originally approved trip generation is what was included in the Initial Study's Traffic Consistency Memorandum. The revised site plan trip generation uses the same trip generation rates and assumptions, but with the modified square footage of buildings.

As shown in Table 1, the revised site plan is within the approved trip generation included in the September 2018 Initial Study for MS Van Buren Site B. The project is consistent with previous planning documents and the approved Initial Study for MS Van Buren Site B.

Table 1. Trip Generation Comparison

Land Use Designation	Square Feet	Total Trip Rate per ksf	Truck Trip Rate	Car ADT	Truck ADT	Truck ADT w PCE	Total Gross ADT
Allocated External Trips				6597		-	**6,597**
SP-5 Assumptions for U4-8,U4-9,U4-10, and U4-11							3,913
Trip Transfer from U4-12							2,684
Approved Concept External Trips				5,713		60	**5,773**
Business Park	116,892	12.76	2% of ADT	1,492	30	60	1,551
Restaurant / Café	5,937	716	0	4,251	-	-	4,251
Specialty Retail	6,584	44.32	0	292	-	-	292
General Office Building	32,628	ln(T)=0.77ln(x)+3.65	0	563	-	-	563
Subtotal	162,041			6,567	30	60	6,627
Internal Reduction				(854)		60	(794)
Approved Comparison w/ Allocated Trips							**(824)**
Proposed Revised Concept External Trips				4,255		61	**4,316**
Business Park	118,926	12.76	2% of ADT	1,517	30	61	1,578
Restaurant / Café	3,627	716	0	2,597	-	-	2,597
Specialty Retail	5,427	44.32	0	241	-	-	241
General Office Building	32,870	ln(T)=0.77ln(x)+3.65	0	566	-	-	566
Subtotal	160,850			4,891	30	61	4,952
Internal Reduction				(636)		61	(575)
Proposed Comparison w/ Allocated Trips							**(2,335)**

Attachments:

Proposed Site Plan

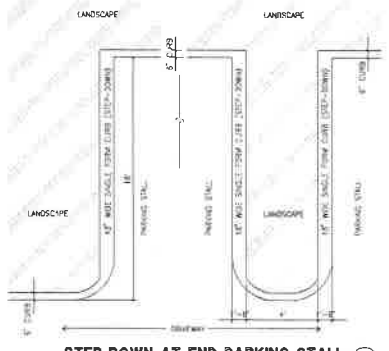
Meridian Unit 4, Lots 8, 9, 10, 11 Traffic Consistency Memorandum

Trip Transfer Letter

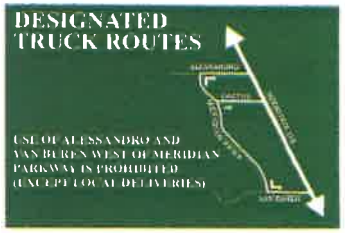


OVERALL SITE PLAN (C)





STEP-DOWN AT END PARKING STALL (A)



3'-0" X 3'-0" X .080" ALUM PANELS LAMINATED W/ GREEN HP VINYL W/ WHITE HP VINYL COPY & GRAPHIC PANELS TO BE COATED W/ ANTI-GRAFFITI SHEETING. PANELS TO COME W/ A 2-3/8" GALVANIZED POST & MOUNTING HARDWARE.

TRUCK ROUTE SIGN (B)

TABULATION



SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. CONCRETE DRIVEWAY APRONS TO BE CONSTRUCTED
5. 4'-0"X5'-0"X 6" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL ENTRANCE MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ'D BY CITY INSPECTOR
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
7. NOT USED
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL
9. EXTERIOR BIKE RACK TYPICAL
10. EMPLOYEE SHARED BREAK AREA
11. EXTERIOR CONCRETE STAIR
12. NOT USED
13. LANDSCAPE, ALL LANDSCAPE AREAS INDICATED BY SHADING
14. TRUCK ROUTE SIGN, SEE DETAIL "B"
15. PRE-CAST CONCRETE WHEEL STOP.
16. CONCRETE FILLED GUARD POST 6" DIA U.N.O. 42" H.
17. TRASH ENCLOSURE W/ 6' HIGH WALLS PER CITY STANDARD.
18. ACCESSIBLE ENTRY SIGN
19. ACCESSIBLE PARKING STALL SIGN
20. TRUNCATED DOME
21. APPROXIMATE LOCATION OF FIRE HYDRANT.
22. WALL MOUNTED LIGHTING FIXTURE TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL 9' X 18'
- LANDSCAPED AREA
- 24' WIDE FIRELANE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

* NOTE
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW

- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RIVERSIDE FIRE DEPARTMENT REQUIREMENTS

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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Owner:
SDH
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
Riverside
Meridan
Site B
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall site plan
Project Number: 16488
Drawn by: ML
Date: 07.25.17
Revision:
Sheet: A1.1

Kimley»Horn

MEMORANDUM

To: Lauren Sotelo, Associate Planner, March Joint Powers Authority

From: Mychal Loomis, P.E.

Kimley-Horn and Associates, Inc.

Date: May 1, 2018

Subject: Meridian Unit 4, Lot 8,9,10,11 Traffic Consistency

Kimley-Horn has prepared this letter to provide an assessment of the proposed Unit 4, Lots 8, 9, 10, and 11 development's consistency with applicable traffic planning documents. In accordance with Meridian Specific Plan Amendment (SPA) Mitigation Monitoring and Reporting Program[1] Measure B-3, traffic volumes should be monitored periodically to assure that the transportation infrastructure provides sufficient capacity.

The proposed project would develop Unit 4, Lot 8, 9, 10, and 11 (U4-8,9,10,11) as a mixed-use site, consisting of a combination of retail, office, and business park. A site plan is provided as an attachment. U4-8,9,10,11 falls within Planning Region C, Planning Area 6 of the Meridian SPA, and is zoned as Office. The proposed development is not fully consistent with its zoning. The project would require re-zoning of U4-8, U4-10, and U4-11 to Mixed Use.

A traffic study update was prepared in August 2013 for the Meridian Business Park[2] that concluded current traffic volumes are below the approved trip generation rate and no changes to the traffic analysis for the undeveloped and unoccupied lots have been identified. Thus, no update to the traffic study prepared for the Meridian SPA was required.

As another method of monitoring traffic volumes, a log is kept with each new development to ensure trip estimates stay within the allocated trip thresholds for each Planning Region and Planning Area within the Meridian SPA. As shown in the traffic monitoring spreadsheet, Planning Region C, Area 6 was allocated 7,539 external average daily trips (ADT) and 294 truck trips.

---

[1] Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report, July 2010, Volume 1, Table XI-1

[2] Letter Memorandum dated August 12, 2013, from Kimley-Horn and Associates, Re: Meridian Business Park Traffic Study Update

Lots U4-8,9,10,11 are currently zoned as Office and were originally assumed in the SPA as a combination of general office building (131,029 square feet) and medical office (42,793 square feet). Accordingly, 3,913 daily trips were originally assumed in the SPA traffic study for these lots.

With the proposed project re-zoning of U4-8, U4-10, and U4-11 from office to mixed-use, the potential users of the buildings become more diverse. The proposed project includes business park users for Buildings 1 through 9, a stand-alone retail building, and a stand-alone office building. However, a combination of business park, retail, and office may be allowable depending on the resulting trip generation of the mix, available parking on site, and consistency with all other factors evaluated in the environmental documentation.

Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003).

There has been more recent versions of the ITE Trip Generation Manual released since preparation of the Meridian SPA. A comparison of current trip generation rates for the uses associated with the proposed project is shown below. The rates stayed the same or reduced with the updated trip generation manual projections. As such, use of the Meridian SPA rates represent more conservative information and were carried forward into this consistency evaluation.

Land Use Category	Meridian SPA Trip Rate (ITE 8th Edition)	Current Trip Rate (ITE 10th Edition)
Business Park	12.76 per ksf	12.44 per ksf
Specialty Retail Center*	44.32 per ksf	44.32 per ksf*
Fast-Food Restaurant without Drive-Through Window	716 per ksf	346.23 per ksf
General Office Building	Ln(t)=0.77ln(x)+3.65 (t = trips, x = ksf)	Ln(t)=0.97ln(x)+2.50 (t = trips, x = ksf)

*Specialty Retail Center is not included in the ITE 10th Edition; ITE 9th Edition is used for evaluation and comparison to remain consistent with original SPA assumptions.

The Institute of Transportation Engineers (ITE) defines Business Park (Land Use 770) as follows:

> *Business parks consist of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses; the rear side of the building is usually served by a garage door. Tenants may be start-up companies or small mature companies that require a variety*

of space. The space may include offices; retail and wholesale stores; restaurants; recreational areas; and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

Since the business park use often includes some small industrial/warehousing type of operations, it was assumed that 2% of business park trips would be delivery trucks and other smaller trucks that may be diesel powered. These were accounted for in the trip generation by using a passenger car equivalent of 2.0 per truck as part of the calculation for the overall passenger car count. The truck trips are included in the Meridian SPA traffic monitoring report attached to this document as trucks within the overall SPA area, but were not deducted from the available truck trips in the planning area. This was applied this way as there are available truck trips in the overall Meridian SPA area and the desire to not reduce available truck trips from the two remaining lots in Planning Area 6: Unit 4, Lot 13 and Unit 4, Lot 14.

As discussed on page IV-57 of the Meridian SPA SEIR, non-truck trips within the overall Meridian development are expected to "capture" 13 percent of daily passenger car trips. As a result, the total external ADT recorded in the traffic monitoring log would be less than the overall trip generation.

While the proposed project encompasses a variety of potential users, additional analysis was conducted to quantify the amount of retail-specific square footage that could be allowed on this site rather than using a pre-determined site mix. This allows flexibility in end users for the site. The addition of retail components is encouraged to support internal capture trip patterns within North Campus.

To determine maximum intensities allowed, a maximum trip generation must first be established. Each of the parcels within Planning Area 6 of Planning Region C were evaluated for available trips:

- As noted previously, 3,913 daily trips were originally assumed for the project's parcels (U4-8,9,10,11) and remain available for this development.
- U4-12 has been approved for 74,922 square feet of general office building which equates to 1,068 total gross ADT and 929 external ADT being generated. Additional trips are being reserved for U4-12 for potential development of a general office building up to 88,000 square feet, equal to 1,209 total gross ADT and 1,051 external ADT being generated. Estimates in the Specific Plan Amendment for U4-12 assumed 3,893 total gross ADT. This results in 2,684 gross trips that were not used by that development and are available for use on other lots within the planning area.
- At the time of this evaluation, there were no specifics for a proposed development on U4-13 or U4-14. Therefore, it is assumed that the original allocated trips for those two

parcels would still provide a realistic and feasible development. No trips would be available for transfer from these sites.

As a result, adding the 3,913 allocated trips for U4-8,9,10,11 with the 2,684 excess trips from U4-12, there is assumed to be 6,597 gross ADT available for build-out of the proposed U4-8,9,10,11 site. A summary of this evaluation is shown below:

Lot	Land Use Designation	Original ADT Allocated	Original Truck Trips Allocated	Estimated ADT Developed	Estimated Truck Trips Developed	Notes
U4-8	OF	770	0	**6,597**	**0**	**Calculated remaining ADT available**
U4-9	OF	685	0			
U4-10	OF	912	0			
U4-11	OF	1546	0			
U4-12	OF	3893	0	1,209	0	Assumes 88,000 sf Office
U4-13	BP	383	138	817	294	Assumes 117,000 general light industrial; retaining all original allocated trips
U4-14	BP	434	156			
TOTAL		*8,623*	*294*	***8,623***	***294***	

*Note: All calculations are gross trips and do not include the 13% reduction for internal capture

Five potential mixes of land use were determined with the 6,597 daily trip limit in place. Truck trips were accounted for in the trip generation by using a passenger car equivalent of 2.0 per truck as part of the calculation for the overall passenger car count. Further, the current ALUC limits the restaurant dining area space to 1,235 square feet in the project's dedicated retail building. It was assumed that the overall restaurant square footage allowed in the retail building is twice that number, 2,470 square feet, to account for the non-dining areas of the restaurant.

Based on the building layouts and specifications and direction from the applicant, it was determined that business enterprise was not a realistic use of this site. As such, combinations of business park, general retail, restaurant/café, and office were evaluated. The following tables summarize the five different scenarios and resulting trip generation. Detailed trip generation calculations are provided as an attachment.

Scenario 1 – All Business Park in Buildings 1-9

	Total Gross ADT	Truck ADT	Passenger Car ADT	External ADT with PCE
120,359 sf Business Park 2,470 sf Restaurant/Café 6,584 sf Retail 32,628 sf Office	4,159	31 (62 external PCE)	4,128 (3,591 external)	*3,653*

Scenario 2 – 25% of Mixed-Use Parcels as Retail

	Total Gross ADT	Truck ADT	Passenger Car ADT	External ADT with PCE
97,060 sf Business Park 32,353 sf Retail 32,628 sf Office	3,236	25 (50 external PCE)	3,211 (2,794 external)	*2,844*

Scenario 3 – Maximum Restaurant in Retail Building and Outside of Retail Building

	Total Gross ADT	Truck ADT	Passenger Car ADT	External ADT with PCE
116,892 sf Business Park 5,937 sf Restaurant/Café 6,584 sf Retail 32,628 sf Office	6,597	30 (60 external PCE)	6,567 (5,713 external)	*5,773*

Scenario 4 – Maximum Restaurant Outside of Retail Building Only

	Total Gross ADT	Truck ADT	Passenger Car ADT	External ADT with PCE
114,534 sf Business Park 5,825 sf Restaurant/Café 9,054 sf Retail 32,628 sf Office	6,597	29 (58 external PCE)	6,568 (5,714 external)	*5,772*

Scenario 5 – All Office in Buildings 1 - 9

	Total Gross ADT	Truck ADT	Passenger Car ADT	External ADT with PCE
2,470 sf Restaurant/Café 6,584 sf Retail 152,987 sf Office	4,162	0	4,162 (3,621 external)	*3,621*

Based on the trip generation evaluation performed, the most conservative mix of uses was selected to move forward with the permitting process. "Conservative" in this case means the combination of uses that generates the highest net trips on the network. Based on the trip generation estimates, **Scenario 3** uses the maximum number of external trips available and generates the highest truck volume. Scenario 3 is selected as the most conservative and will be carried forward in environmental analyses.

The current status of the traffic monitoring spreadsheet is provided as an attachment. With the assumed development of approved U4-12, previously described, and the most conservative development mix assume for the proposed project, there would be 715 external passenger car daily trips and 294 truck trips remaining for U4-13 and U4-14, greater than or equal to the 710 external passenger cars and 294 truck trips originally assumed for those two parcels combined.

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance (Planning Region C, Area 6)	7,539	294
Proposed Mixed-Use Site (Scenario 3)	5,862	*30**
Unit 4, Lot 12 development	*1,051*	*0*
After Project Remaining Planning Area Allowance (Planning Region C, Area 6)	715	294

*Truck trips were converted to PCEs and are included both in the external passenger car ADT count and in the grand total for truck trips in the overall Specific Plan Amendment monitoring, but were not applied to the planning area's total to preserve the original trips allocated for Unit 4, lot 13 and Unit 4, Lot 14.

In conclusion, the proposed development would not be fully consistent with the zoning original assumed in the Meridian SPA SEIR and would require re-zoning. Using a mix of 116,892 sf of Business Park; 5,937 sf Restaurant/Café, 6,584 sf Retail, and 32,628 sf Office, or a combination of mixes that results in equal to or less daily trips, the proposed development would be considered consistent with traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

Please feel free to contact me at 619-744-0161 if you have any questions.

Sincerely,

Mychal Loomis, P.E.
CA PE 76101

Attachments:

Meridian SPA Land Use Plan

Proposed Site Plan

Trip Generation Calculations

Meridian SPA Traffic Monitoring Spreadsheet (Existing)

Meridian SPA Traffic Monitoring Spreadsheet (With Project)

Excerpt from Appendix G of the Traffic Impact Study for the Meridian SPA



Figure 1

LOT AND PROPERTY OWNER

Tabulation

Scenario B1 *All Business Park in Buildings 1-9*

Unit & Lot #	Gross Acreage	Land Use Grouping	Building	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	Truck Trip Rate	Truck ADT
4-8,10,11	10.84	Office*	Building 1	Business Park	770	5.80%	27,378	12.76	349	2% of ADT	7
			Buildings 2 - 5	Business Park	770	8.41%	39,720	12.76	507	2% of ADT	10
			Building 6	Business Park	770	2.03%	9,600	12.76	122	2% of ADT	2
			Building 7	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 8	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 9	Business Park	770	4.16%	19,661	12.76	251	2% of ADT	5
			Retail Building	Restaurant / Café	933	0.52%	2,470	716	1,769	0	-
				Specialty Retail	826	1.39%	6,584	44.32	292	0	-
U4-9	2.97	Office	Office Building	General Office Building	710	25.22%	32,628	ln(T)=0.77ln(x)+3.65	563	0	-
							162,041		**4,159**		**31**

*Project would require re-zoning to mixed-use

**ALUC limits dining area to maximum of 1,235 square feet; assumed 2,470 square feet for total restaurant to account for non-dining area of restaurant

Mixed-Use SF	129,413	Total passenger cars =	4,128
Max Retail SF in Mixed-Use (25%)	32,353	External passenger cars after 13% internal capture =	3,591

Scenario B2 *Max Retail (25%); Retail Only*

Unit & Lot #	Gross Acreage	Land Use Grouping	Building	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	Truck Trip Rate	Truck ADT
4-8,10,11	10.84	Office*	Building 1	Business Park	770	0.86%	4,079	12.76	52	2% of ADT	1
				Specialty Retail	826	4.93%	23,299	44.32	1,033	0	-
			Buildings 2 - 5	Business Park	770	8.41%	39,720	12.76	507	2% of ADT	10
			Building 6	Business Park	770	2.03%	9,600	12.76	122	2% of ADT	2
			Building 7	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 8	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 9	Business Park	770	4.16%	19,661	12.76	251	2% of ADT	5
			Retail Building	Specialty Retail	826	1.92%	9,054	44.32	401	0	-
U4-9	2.97	Office	Office Building	General Office Building	710	25.22%	32,628	ln(T)=0.77ln(x)+3.65	563	0	-
							162,041		**3,236**		**25**

*Project would require re-zoning to mixed-use

Mixed-Use SF	129,413	Total passenger cars =	3,211
Max Retail SF in Mixed-Use (25%)	32,353	External passenger cars after 13% internal capture =	2,794

Scenario B3 *Maximum Restaurant in Retail Building Plus Outside Retail Building*

Unit & Lot #	Gross Acreage	Land Use Grouping	Building	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	Truck Trip Rate	Truck ADT
4-8,10,11	10.84	Office*	Building 1	Business Park	770	5.06%	23,911	12.76	305	2% of ADT	6
				Restaurant / Café	933	0.73%	3,467	716	2,482	0	-
			Buildings 2 - 5	Business Park	770	8.41%	39,720	12.76	507	2% of ADT	10
			Building 6	Business Park	770	2.03%	9,600	12.76	122	2% of ADT	2
			Building 7	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 8	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 9	Business Park	770	4.16%	19,661	12.76	251	2% of ADT	5
			Retail Building	Restaurant / Café	933	0.52%	2,470	716	1,769	0	-
				Specialty Retail	826	1.39%	6,584	44.32	292	0	-
U4-9	2.97	Office	Office Building	General Office Building	710	25.22%	32,628	ln(T)=0.77ln(x)+3.65	563	0	-
*Project would require re-zoning to mixed-use							162,041		**6,597**		**30**

Mixed-Use SF	129,413	Total passenger cars =	6,567
Max Retail SF in Mixed-Use (25%)	32,353	External passenger cars after 13% internal capture =	5,713

Scenario B4 *Maximum Restaurant in Buildings 1-9*

Unit & Lot #	Gross Acreage	Land Use Grouping	Building	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	Truck Trip Rate	Truck ADT
4-8,10,11	10.84	Office*	Building 1	Business Park	770	4.56%	21,553	12.76	275	2% of ADT	6
				Restaurant / Café	933	1.23%	5,825	716	4,171	0	-
			Buildings 2 - 5	Business Park	770	8.41%	39,720	12.76	507	2% of ADT	10
			Building 6	Business Park	770	2.03%	9,600	12.76	122	2% of ADT	2
			Building 7	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 8	Business Park	770	2.54%	12,000	12.76	153	2% of ADT	3
			Building 9	Business Park	770	4.16%	19,661	12.76	251	2% of ADT	5
			Retail Building	Specialty Retail	826	1.92%	9,054	44.32	401	0	
U4-9	2.97	Office	Office Building	General Office Building	710	25.22%	32,628	ln(T)=0.77ln(x)+3.65	563	0	-
							162,041		**6,597**		**29**

*Project would require re-zoning to mixed-use

Mixed-Use SF	129,413	Total passenger cars =	6,568
Max Retail SF in Mixed-Use (25%)	32,353	External passenger cars after 13% internal capture =	5,714

Scenario B5 *All Office in Buildings 1-9*

Unit & Lot #	Gross Acreage	Land Use Grouping	Building	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	Truck Trip Rate	Truck ADT
4-8,10,11	10.84	Office*	Building 1 - 9	General Office Building	710	25.49%	120,359	ln(T)=0.77ln(x)+3.65	1,539	0	-
			Retail Building	Specialty Retail	826	1.39%	6,584	44.32	292	0	-
				Restaurant / Café	933	0.52%	2,470	716	1,769	0	-
U4-9	2.97	Office	Office Building	General Office Building	710	25.22%	32,628	ln(T)=0.77ln(x)+3.65	563	0	-
							162,041		4,162		-

*Project would require re-zoning to mixed-use

Total passenger cars =	4,162
External passenger cars after 13% internal capture =	3,621

Meridian SPA Traffic Monitoring Spreadsheet
Existing 05/01/2018

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		**317**	**127***	***converted truck trips to PCEs**
	U2-2	BP				
	U2-3	BP		**1529**	**0**	**50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building**
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	**1,846**	**-**	
			Planning Area Allowance:	**7,333**	**-**	
			Remaining Trips:	**5,487**	**-**	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	**2,618**	**836**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**5,685**	**1,000**	
			Planning Region C			
5	U3-1	IND		288	65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**5,947**	**1,342**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**133**	**418**	
6	U4-8	OF				
	U4-9	OF				
	U4-10	OF				
	U4-11	OF				
	U4-12	OF		1051	0	Reserved 88,000 sf Office
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	**1,051**	**-**	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**6,488**	**294**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU		3886		167,960 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		1053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	**15,992**	**-**	
			Planning Area Allowance:	**16,164**	**-**	
			Remaining Trips:	**172**	**-**	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**25,041**	**3,128**	*Truck trips from U2-1, U4-3, and U4-5/6/7 are included in Grand Total for Truck Trips
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**20,378**	**762**	

Meridian SPA Traffic Monitoring Spreadsheet
With Proposed Unit 4 Lot 8/9/10/11

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		**317**	**127***	***converted truck trips to PCEs**
	U2-2	BP				
	U2-3	BP		**1529**	**0**	**50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building**
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	**1,846**	**-**	
			Planning Area Allowance:	**7,333**	**-**	
			Remaining Trips:	**5,487**	**-**	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	**2,618**	**836**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**5,685**	**1,000**	
			Planning Region C			
5	U3-1	IND		288	65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**5,947**	**1,342**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**133**	**418**	
6	U4-8	OF		**5713**		**32,628 sf office; 6,584 sf retail; 5,937 sf restaurant/café; & 116,892 sf business park**
	U4-9	OF				
	U4-10	OF				
	U4-11	OF		**60**	**30***	
	U4-12	OF		1051	0	Reserved 88,000 sf Office
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	**6,824**	**-**	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**715**	**294**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU		3886		162,660 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		1053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	**15,992**	**-**	
			Planning Area Allowance:	**16,164**	**-**	
			Remaining Trips:	**172**	**-**	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**30,814**	**3,158**	*Truck trips from U2-1, U4-3, U4-5/6/7, and U4-8/9/10/11 are included in Grand Total for Truck Trips
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**14,605**	**732**	

Meridian *North Campus* **March 31, 2010**

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak-Hour: % of ADT	AM: In/Out Ratio	AM: In	AM: Out	AM: Total	PM Peak-Hour: % of ADT	PM: In/Out Ratio	PM: In	PM: Out	PM: Total	Trip Rate	Truck ADT
	Unit 1																				
1	1-1	8.00	Mixed Use	General Office Building	6.5%	78,900	Spec Office Dev VDA	11.01	648	14%	0.88	0.12	80	11	91	14%	14%	83%	12	2	88	0	10
1			Mixed Use	General Light Industrial	19.1%	27,120	Spec ShowroomVDA	1.8		13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	
1	1-2	3.23	Industrial	Warehousing	31.7%	44,600	Spec Dev VDA	5	223	11%	0.79	0.21	21	5	25	10%	25%	75%	9	23	32	0.72	17
1	1-3	5.24	Industrial	High-Cube Warehouse	37.2%	85,000	Spec Dev Majestic (U/C)	1.16	99	6%	0.65	0.35	4	2	6	7%	33%	67%	5	7	0.53	28
1	1-4	4.35	Industrial	High-Cube Warehouse	86.0%	125,000	Spec Dev Majestic (U/C)	1.6	200	6%	0.65	0.35	8	4	13	7%	33%	67%	9	14	0.53	46
1	1-5	16.35	Industrial	Manufacturing	42.0%	299,127	LNR Planned	3.82	1,143	19%	0.78	0.22	170	48	218	19%	36%	64%	140	218	2.93	876
1	1-6	10.55	Industrial	Warehousing	45.0%	206,801	LNR Planned	3.56	736	8%	0.79	0.21	49	13	62	9%	25%	75%	17	50	0.72	149
1	1-7	6.61	Business Park	General Light Industrial	37.0%	106,535	Spec Dev Clifford (built)	6.97	746	13%	0.88	0.12	87	12	99	14%	12%	88%	12	91	2.51	60
1	1-8	5.85	Commercial	Business Hotel	35.0%	89 189	Planned retail (127 room hotel)	7.27	923	8%	0.59	0.41	43	30	74	9%	60%	40%	47	31	79	0	-
1	1-8a		Commercial	Fast-Food Restaurant w/ D.T	1.2%	3.000		496.12	1,488	10%	0.51	0.49	76	73	148	7%	52%	48%	53	49	102	0	-
1	1-8b		Commercial	Fast-Food Restaurant w/ D.T	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	148	7%	52%	48%	53	49	102	0	-
1	1-8c		Commercial	High Turn over (sit down) Restaur	3.1%	8.000	8K restaurant	127.15	1,017	9%	0.52	0.48	48	44	92	9%	59%	41%	53	37	89	0	-
1	1-8d		Commercial	Specialty Retail Center	3.9%	5.000	Retail	44.32	222	0%	0.00	0.00	-	-	0	6%	44%	56%	6	8	14	0	-
1	1-9	17.14	Mixed Use	General Light Industrial	26.8%	200,482	Spec Dev Operon (built)	6.46	1,295	13%	0.88	0.12	150	21	171	14%	12%	88%	22	159	180	2.51	140
1	1-9a		Mixed Use	General Office Building	3.4%	25,298	Spec Dev Operon (built)	11.01	278	14%	0.88	0.12	35	5	39	14%	17%	83%	6	31	38	0	-
1	1-9b		Mixed Use	General Office Building	2.0%	15,275	Spec Dev Operon (built)	11.01	168	14%	0.88	0.12	21	3	24	14%	17%	83%	4	19	23	0	-
1	1-10	1.05	Industrial	General Light Industrial	45.0%	20.582	Combined with DRMO	6.97	143	13%	0.88	0.12	17	2	19	14%	12%	88%	2	18	20	2.51	52
1	1-DRMO	16.53	Industrial	General Light Industrial	42.0%	302.420	Redeveloped DRMO	6.97	2,108	13%	0.88	0.12	245	33	278	14%	12%	88%	35	258	293	2.51	759
1	1-11	8.80	Industrial	General Light Industrial	45.0%	190,000		4.96	942	13%	0.88	0.12	109	15	124	14%	12%	88%	16	115	131	2.51	170
1	1-15	29.41	Industrial	Warehousing	21.8%	280,036	McLane Foodservices (built)	2.4	672	8%	0.79	0.21	45	12	58	9%	25%	75%	15	45	60	0.72	120
1	1-15 R		Industrial	Warehousing	0.9%	11,800	Truck Maint. McLane	4.96	58	8%	0.79	0.21	4	1	5	9%	25%	75%	1	4	5	0.72	
1	1-16	5.83	Industrial	Warehousing	42.8%	105,000	Spec Dev Majestic (built)	5	525	8%	0.79	0.21	38	9	47	9%	25%	75%	12	35	47	0.72	35
1	1-17	3.03	Industrial	General Light Industrial	35.4%	46,784	Spec Dev Yocum	6.97	315	13%	0.88	0.12	37	5	43	14%	12%	88%	5	38	44	2.51	36
1	1-18	10.81	Industrial	High-Cube Warehouse	45.7%	215,000	Walgreens (built)	1.01	217	8%	0.65	0.35	9	5	14	7%	33%	67%	5	10	15	0.53	39
1	1-19	1.0	Mixed Use	Specialty Retail Center	30.0%	13.068		44.32	579	0%	0.00	0.00	-	-	0	6%	44%	56%	16	20	35	0	-
1	Lot G	1.30	Business Park	General Light Industrial	45.0%				0	13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	-
	Subtotal	**154.88**	Total SF			**2,506,818**															
		51.33		SPA only		942,186			16,235				1,741	426	1,791				485	1,312	1,796		2,537
	Unit 2																				
1	2-1	3.77	Mixed Use	Specialty Retail Center	6.3%	7.500	Projected	44.32	332	0%	0.00	0.00	-	-	0	6%	44%	56%	9	11	20	0	-
	2-1		Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	816.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
	2-1		Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2,000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
	2-1		Mixed Use	General Office Building	22.0%	36,129	Projected	ln(T)=0.77ln(x)+3.65	609	ln(t)=0.80ln(x)+1.55	0.88	0.12	73	10	83	t=1.12x+78.81	17%	83%	20	99	119		
1	2-2	4.45	Business Park	General Office Building	35.0%	67,845	Retail & Office	ln(T)=0.77ln(x)+3.65	990	ln(t)=0.80ln(x)+1.55	0.88	0.12	121	17	138	t=1.12x+78.81	17%	83%	26	128	155	0	-
1	2-3	0.92	Business Park	General Office Building	35.0%	14,026	Office	ln(T)=0.77ln(x)+3.65	294	ln(t)=0.80ln(x)+1.55	0.88	0.12	34	5	39	t=1.12x+78.81	17%	83%	16	79	95	0	-
1	2-4	14.47	Business Park	Light Rail Transit Station w/ Parkir	0.0%		Metrplink Station(1200 spots)		230				84	17	101				26	103	129	0	-
1	2-5	2.82	Business Park	General Office Building	0.0%	-	Spec Dev Koll (parking only)	11.01	-	14%	0.88	0.12	-	-	0	14%	17%	83%	-	-	-	0	-
1	2-6	8.54	Business Park	General Office Building	42.7%	159,000	Spec Dev Koll	11.01	1,749	14%	0.88	0.12	217	30	247	14%	17%	83%	40	196	237	0	3
1	2-7	6.57	Business Park	General Office Building	38.4%	110,000	Spec Dev Operon	11.01	1,210	14%	0.88	0.12	150	20	171	14%	17%	83%	28	136	164	0	2
1	2-8	4.95	Business Park	General Office Building	18.6%	40,000	BTS Dev Enterprise	9	360	14%	0.88	0.12	45	6	51	14%	17%	83%	8	40	48	0	11
1	2-9	0.85	Commercial	Specialty Retail Center	24.6%	9.108	Office	44.32	404	0%	0.00	0.00	-	-	0	6%	44%	56%	11	14	25	0	-
			Commercial	Coffee/Donut Shop w/o D.T.	5.2%	1,925	Projected Retail	641.46	1,820	14%	0.51	0.49	115	111	226	5%	50%	50%	39	39	78		
1	2-10	0.70	Commercial	Specialty Retail Center	23.4%	7,135	Office	44.32	316	0%	0.00	0.00	-	-	0	6%	44%	56%	8	11	19	0	-
			Commercial	Bread/Donut/Bagel Shop w/o D.T.	6.6%	2,000	Projected Retail	523.17	1,046	13%	0.47	0.53	66	74	140	5%	50%	50%	28	28	56		
3	2-11	2.97	Public Facility	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot A	0.23	Public Facility	Business Park	0.0%	-	Pump Site	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot B	0.58	Public Facility	Business Park	0.0%	-	Projected	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	Subtotal	**51.62**	Total SF			**459,669**															
		11.50		SPA only		149 669			11,199				989	435	1,490				323	947	1,270		16
	Unit 5																				
2	5-1 to 5-5	88.30	Industrial	Warehousing	50.0%	1,921,426	Tesco Fresh & Easy (built)	3.56	10,457	8%	0.79	0.21	415	217	632	9%	25%	75%	97	612	709	0.72	2,196
2			Industrial	Warehousing	0.0%	-	Tesco Expansion		-	8%	0.79	0.21	-	-	0	9%	24%	76%	-	-	-	0.72	-
2	5-6	23.81	Industrial	High-Cube Warehouse	47.1%	489,000	LNR BTS (Kia) (Built)	1.63	799	6%	0.65	0.35	32	17	50	7%	33%	67%	18	37	55	0.53	185
	Subtotal	**112.1**	Total SF			**2,410,426**															
				SPA only		0			11,256				447	234	682				115	649	764		2,381
	Unit 3																				
2	3-1	5.00	Industrial	Warehousing	45.0%	98.010	Ridge Spec	3.56	349	8%	0.79	0.21	23	6	29	9%	25%	75%	8	24	31	0.72	71
2	3-2	13.53	Industrial	Warehousing	45.0%	265.215	Ridge Spec	3.56	944	8%	0.79	0.21	63	17	80	9%	25%	75%	21	64	85	0.72	191
2	3-3	10.27	Business Park	Manufacturing	21.3%	95.270	2 Sisters Food Group (U/C)	4.61	489	19%	0.78	0.22	73	21	93	19%	36%	64%	34	60	93	2.93	12
2			Business Park	Manufacturing	18.8%	84,230	2 Sisters Food Group Expansion	3.82	365	19%	0.78	0.22	57	16	74	19%	36%	64%	26	47	74	2.93	12
2	3-4	2.00	Industrial	Warehousing	45.0%	39.204	Projected	3.56	140	8%	0.79	0.21	9	2	12	9%	25%	75%	3	9	13	0.72	28
2	3-5	1.65	Industrial	Warehousing	45.0%	32,343	Projected	3.56	115	8%	0.79	0.21	8	2	10	9%	25%	75%	3	8	10	0.72	23
2	3-6	1.17	Industrial	Warehousing	45.0%	22.934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	6	7	0.72	17
2	3-7	1.17	Industrial	Warehousing	45.0%	22.934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	6	7	0.72	17
2	3-8	1.35	Industrial	Warehousing	45.0%	26.463	Projected	3.56	94	8%	0.79	0.21	6	2	8	9%	25%	75%	2	6	8	0.72	19
	Subtotal	**36.1**	Total SF			**686,504**															
				SPA only		597,104			2,679				250	69	319				101	229	329		389
	Unit 6																				
3	6-1a	2.12	Public Facility	Business Park	16.2%	15.000	Fire Station		50	8%	0.30	0.70	1	3	4	10%	70%	30%	4	2	5	0	20
	6-1b	4.82	Industrial	Warehousing	32.0%	67.185		3.56	239	8%	0.79	0.21	16	4	20	9%	25%	75%	5	16	21	0.72	48
2	6-2	6.90	Industrial	Manufacturing	42.0%	126.239	LNR Planned Industrial	3.82	482	19%	0.78	0.22	72	20	92	18%	36%	64%	33	59	92	2.93	370
	Unit 4																				
3	4-1	7.23	Industrial	High-Cube Warehouse	45.0%	141.722	Projected	1.44	204	6%	0.65	0.35	8	4	13	7%	33%	67%	5	9	14	0.53	75
3	4-2	6.30	Industrial	Warehousing	45.0%	123.463	Projected	3.56	440	8%	0.79	0.21	29	8	37	9%	25%	75%	10	30	40	0.72	89
3	4-3	9.90	Business Park	General Office Building	35.0%	150.935	Projected	ln(T)=0.77ln(x)+3.65	1,832	ln(t)=0.80ln(x)+1.55	0.88	0.12	229	31	261	t=1.12x+78.81	17%	83%	42	206	248	0	-
3	4-4	14.84	Commercial	Business Hotel	1.2%	45.000	60 Room hotel	7.27	436	8%	0.59	0.41	21	14	35	9%	60%	40%	22	15	37	0	-
3			Commercial	Business Hotel	45.0%	108.000	90 room hotel	7.27	654	8%	0.59	0.41	31	21	52	9%	60%	40%	33	22	56	0	-
3			Commercial	Quality Restaurant	3.2%	8.000	8K restaurant	89.95	720	0%	0.00	0.00	-	-	0	8%	67%	33%	40	20	60	0	-
3			Commercial	Gasoline Station w/ Convenience Market		-	12 fueling station	162.78	1,953	6%	0.50	0.50	61	61	122	8%	50%	50%	80	80	161	0	-
3			Commercial	Fast-Food Restaurant w/ D.T.	0.5%	3.000	3.0 K fast food	496.12	1,488	10%	0.51	0.49	76	73	148	7%	52%	48%	53	49	102	0	-
3			Commercial	Specialty Retail Center	6.5%	38.500	Retail	44.32	1,706	0%	0.00	0.00	-	-	0	6%	44%	56%	46	58	104	0	-
3	4-5	3.80	Mixed Use	Specialty Retail Center	8.0%	10.000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2.000	Projected	816.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2.000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
3			Mixed Use	General Office Building	22.4%	37.000	Projected	ln(T)=0.77ln(x)+3.65	620	ln(t)=0.80ln(x)+1.55	0.88	0.12	75	10	85	t=1.12x+78.81	17%	83%	20	100	120		
3	4-6	4.20	Mixed Use	Specialty Retail Center	6.5%	10.000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.0%	1.900	Projected	816.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.0%	1.900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.1%	42.252	Projected	ln(T)=0.77ln(x)+3.65	687	ln(t)=0.80ln(x)+1.55	0.88	0.12	83	11	94	t=1.12x+78.81	17%	83%	21	105	126		
3	4-7	4.00	Mixed Use	Specialty Retail Center	5.7%	10.000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.1%	1,900	Projected	816.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.1%	1.900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.0%	40.000	Projected	ln(T)=0.77ln(x)+3.65	659	ln(t)=0.80ln(x)+1.55	0.88	0.12	79	11	90	t=1.12x+78.81	17%	83%	21	103	124		
3	4-8	3.46	Office	General Office Building	32.5%	48.983	Projected	ln(T)=0.77ln(x)+3.65	770	ln(t)=0.80ln(x)+1.55	0.88	0.12	93	13	106	t=1.12x+78.81	17%	83%	23	111	134	0	-
3	4-9	2.97	Office	General Office Building	32.5%	42.046	Projected	ln(T)=0.77ln(x)+3.65	685	ln(t)=0.80ln(x)+1.55	0.88	0.12	83	11	94	t=1.12x+78.81	17%	83%	21	104	126	0	-
3	4-10	4.31	Office	General Office Building	32.5%	61.017	Projected	ln(T)=0.77ln(x)+3.65	912	ln(t)=0.80ln(x)+1.55	0.88	0.12	111	15	126	t=1.12x+78.81	17%	83%	25	122	147	0	-
3	4-11	3.97	Office	Medical Office	32.0%	42.793	Projected	36.13	1,546	6%	0.79	0.21	78	21	98	10%	27%	73%	40	108	148	0	-
3	4-12	7.73	Office	Medical Office	32.0%	107 750	Projected	36.13	3,893	6%	0.79	0.21	196	52	248	10%	27%	73%	101	272	373	0	-
3	4-13	3.00	Business Park	General Light Industrial	42.0%	54.886	Projected	6.97	383	13%	0.88	0.12	44	6	50	14%	12%	88%	6	47	53	2.51	138
3	4-14	3.46	Business Park	General Light Industrial	42.0%	62.204	Projected	6.97	434	13%	0.88	0.12	50	7	57	14%	12%	88%	7	53	60	2.51	156
3	4-15	17.90	Industrial	High-Cube Warehouse	45.0%	350,876	Projected	1.44	505	6%	0.65	0.35	21	11	32	7%	33%	67%	12	24	35	0.53	186
3	4-16	45.00	Industrial	Warehousing	43.0%	842 886	Projected	3.56	3,001	8%	0.79	0.21	200	53	253	8%	25%	75%	67	202	270	0.72	607

Land use is subject to change and should not be expected to be developed as shown here

Meridian — ***North Campus*** — **March 31, 2010**

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak-Hour % of ADT[1]	AM Peak-Hour In Out Ratio[2]	AM In	AM Out	AM Total	PM Peak-Hour % of ADT[1]	PM Peak-Hour In Out Ratio[2]	PM In	PM Out	PM Total	Truck Trip Rate	Truck ADT
3	4-E	11.10	Park/Recreation/Open S	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	4-F	1.7	Public Facility				Pump Station																
	Subtotal	167.5	Total SF			2,682,377							2,091	883	2,974				956	1,143	3,099		1,685
					SPA only	2,682,377																	
	Unit 7 (TM Lot 88)																						
1	TM 88	33.8	Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	8%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	8%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	8%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	8%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
	Subtotal	33.8	Total SF			-																	
	Other																						
2	TM 64	7.60	Park/Recreation/Open S	Utilities	0.0%			0.2	-	0%	0.00	0.00	-	-	0	0%	0%	0%	-	-	-	0	-
2	Detention Bsn	34.10	Park/Recreation/Open Space																				
3	TM 88	13.40	Park/Recreation/Open Space																				
									-				-	-	-				-	-	-		-
	Gr. Total	611.6				8,684,895																	
		ACRES			SF																		
					SPA only	4,291,335																	

Proposed (total)	73,591
Proposed (external)	64,944
Permitted (external)	44,966
Net Increase	19,478

Proposed (total)	5,145	2,047	7,256
Proposed (external)	4,499	1,786	6,286
Permitted (external)	3,682	1,016	4,858
Net Increase	817	770	1,388

Proposed (total)	1,980	5,279	7,260
Proposed (external)	1,713	4,555	6,268
Permitted (external)	1,276	3,865	5,141
Net Increase	437	690	1,127

7,012
7,897
14,619
TRUCK ADT

Land uses are subject to change and should not be expected to be developed as shown here.

May 1, 2018

Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

RE: Trip Transfer Authorization for Meridian Unit 4, Lots 8, 9, 10, 11 and Unit 4 Lot 12

Dear Ms. Sotelo:

This letter authorizes the March Joint Powers Authority (JPA) to allow for the transfer of 2,684 gross average daily trips from Unit 4, Lot 12 to Unit 4, Lots 8, 9, 10 and 11 within Planning Region C, Planning Area 6 of the Meridian Specific Plan Amendment (SP-5) Planning Area.

Unit 4, Lot 12 is owned by Prime Six, LLC and has been approved by the March JPA for development of 74,922 square feet (sf) of Office uses. Unit 4 Lots 8, 9, 10, and 11 (Project) are owned by Silagi Development and Management and are currently in the process of requesting approval from the March JPA to develop eleven concrete tilt-up buildings with a combined square footage of 162,041 sf. The Project would require a zone change for Unit 4, Lots 8, 10 and 11 from Office to Mixed Use; Unit 4 Lot 9 would remain zoned for Office use.

Development within the Meridian SP-5 Planning Area is guided by the March JPA Planning General Plan, associated Master Environmental Impact Report (EIR), March Business Center Specific Plan, and associated 2003 Focused EIR. The 2010 Meridian SP-5 Subsequent EIR (SEIR), was prepared to document proposed modifications to the March Business Center Specific Plan resulting from changes to land use designations, lot layout, site access and internal circulation within the Meridian SP-5 Planning Area.

Traffic associated with the Meridian SP-5 Planning Area is managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget". The Meridian SP-5 Specific Plan Amendment accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 Planning Area. The Project site is located within Planning Area 6 of Planning Region C which accounted for 8,328 gross passenger car average daily trips; 7,539 external passenger car average daily trips; and 294 truck trips within the Meridian SP-5 Planning Area.

The Meridian SP-5 anticipated a combination of general office building (131,029 sf) and medical office (42,793 sf) for the Project area. Accordingly, 3,913 daily trips were originally assumed for Unit 4, Lots 8, 9, 10, and 11 in the traffic study prepared for the Meridian SP-5 SEIR. Unit 4, Lot 12 has been approved for 74,922 sf of Office uses, which equates to the generation of 1,068 total gross average daily trip (ADT) and 929 external ADT. Additional trips are being reserved for U4-12 for potential development of a general office building up to 88,000 square feet, equal to 1,209 total gross ADT and 1,051 external ADT being generated. Estimates in the Meridian SP-5 SEIR for Unit 4, Lot 12 assumed 3,893 total gross ADT. Reserving the ability to develop up to 88,000 square feet of office on

U4-12 results in 2,684 gross ADT that were not used by that development and are available for use on other lots within Planning Area 6. Currently, there are no specific projects in development or proposed for development on Unit 4, Lots 13 or 14. Therefore, it is assumed that the original allocated trips for those two parcels would still provide a realistic and feasible development and would not prohibit potential future development of those parcels. The transfer of the 2,684 excess trips from Unit 4, Lot 12 would allow for the proposed development on Unit 4, Lots 8, 9, 10 and 11, while maintaining the trip assumptions approved for Planning Area 6 of Planning Region C within the Meridian SP-5 Planning Area. A summary of the trip transfer is included in **Table 1**, below.

Table 1: Trip Transfer Summary[a]

Unit and Lot	Original ADT Allocated	Original Truck Trips Allocated	Estimated ADT Developed	Estimated Truck Trips Developed	Summary of Trip Transfer
Unit 4, Lot 8	770	0	6,597	0	+2,684
Unit 4, Lot 9	685	0			
Unit 4, Lot 10	912	0			
Unit 4, Lot 11	1,546	0			
Unit 4, Lot 12	3,893	0	1,209[b]	0	-2,684
Unit 4, Lot 13	383	138	817[c]	294[c]	
Unit 4, Lot 14	434	156			
Total	**8,623**	**294**	**8,623**	**294**	

Note:

a) All calculations are gross trips and do not include the 13% reduction for internal capture

b) Reserved for 88,000 square feet of General Office Building

c) Assumes 117,000 general light industrial; retains all original allocated trips

As discussed above, Prime Six, LLC authorizes the transfer of 2,684 trips from Unit 4 Lot 12 to Unit 4, Lots 8, 9, 10, 11. Should the March JPA have any questions or request further clarification, please contact Moshe Silagi at (805) 494-4077 or moshe@silagidevelopment.com.

Sincerely,

Moshe Silagi
Prime Six, LLC

Fair Share Estimate for Prime 6

Traffic Signal at Meridian Parkway /Economic Drive

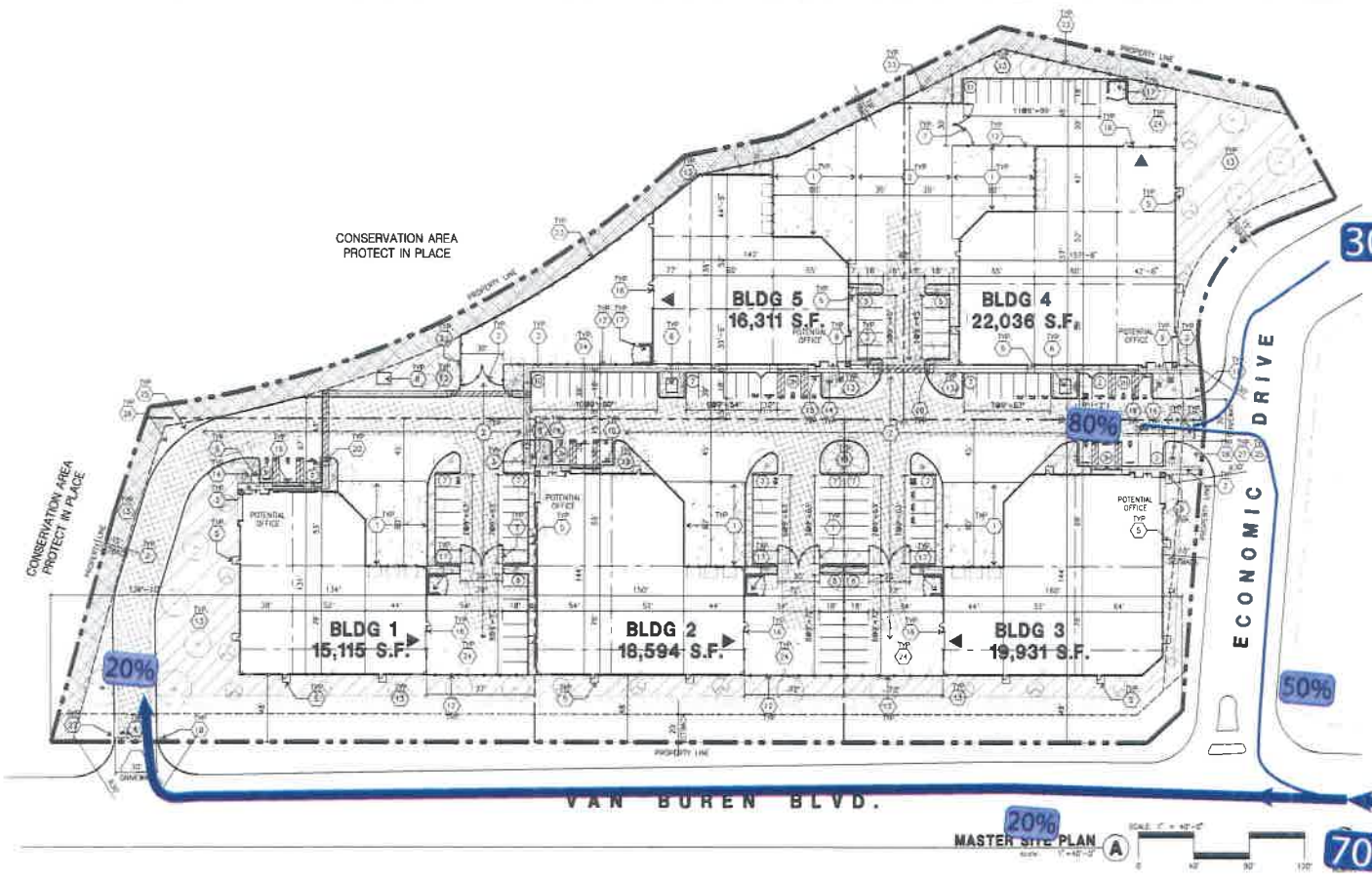
FAIR SHARE ESTIMATE FOR PRIME 6

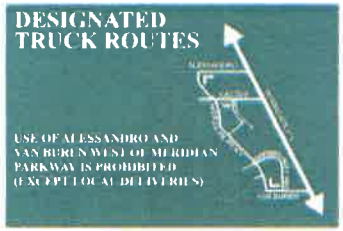
TRAFFIC SIGNAL @ MERIDIAN PARKWAY/ECONOMIC DRIVE

SCENARIO	PEAK PERIOD	PROJECT INBOUND TRIPS	PROJECT OUTBOUND TRIPS	PROJECT TRIPS AT INTERSECTION*	EXISTING TRAFFIC	FUTURE PLUS PROJECT TRAFFIC	FAIR SHARE PERCENTAGE	TOTAL COST OF SIGNAL	ESTIMATED FAIR SHARE FEE
Proposed	AM	111	21	52	533	2530	2.60%	$ 300,000	**$ 14,423**
	PM	27	91	90	660	2532	4.81%		
	HIGHER						**4.81%**		

*Assumes 30% of inbound traffic and 90% of outbound traffic would travel through the intersection of Meridian Parkway/ Economic Dr based on trip distribution patterns.

Fair Share Percentage = (Project Trips at Intersection) / (Future Plus Project Traffic - Existing Traffic)





3'-0" x 2'-0" x .080" ALUM PANELS UNPAINTED W/ GREEN HP VINYL W/ WHITE HP VINYL COPY & GRAPHIC PANELS TO BE COATED W/ ANTI-GRAFFITI SHEETING PANELS TO COMP W/ A 3-1/2" GALVANIZED POST & MOUNTING HARDWARE

TRUCK ROUTE SIGN B
scale: NOT TO SCALE

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. 6'-0"x5'-0"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH SCE
7. PROVIDE 6' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL
9. EXTERIOR BIKE RACK TYPICAL
10. 12' HIGH TILT-UP SCREEN WALL TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE
11. EXTERIOR CONCRETE STAIR
12. 6' H METAL FENCE
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
14. EMPLOYEE BREAK AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. CONCRETE FILLED GUARD POST "A DIA. U.N.O. 42" H.
17. TRASH ENCLOSURE W/ 6' HIGH WALLS PER CITY STANDARD
18. ACCESSIBLE ENTRY SIGN
19. ACCESSIBLE PARKING STALL SIGN
20. TRUNCATED DOME
21. APPROXIMATE LOCATION OF FIRE HYDRANT
22. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED WITHIN THE PUBLIC ROW SIDEWALK FRONTING VAN BUREN
23. 6' H METAL SCREEN FENCE
24. AMENITY BASKETBALL COURT
25. TRUCK ROUTE SIGN. SEE DETAIL B
26. NO TRUCK ACCESS SIGN
27. STOP SIGN
28. TRUCKS NO RIGHT TURN SIGN

SITE LEGEND

- CONCRETE PAVING SEE "C" DRAWG. FOR THICKNESS
- STANDARD PARKING STALL 9' X 18'
- LANDSCAPED AREA
- 24' WIDE FIRELANE
- METAL FENCE
- METAL SCREEN FENCE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' x 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL
- GRADE LEVEL DOOR

- NOTE
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW
- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RIVERSIDE FIRE DEPARTMENT REQUIREMENTS
- PER MASTER DEVELOPER, CHAINLINK FENCE WILL BE PROVIDED PRIOR TO THE ROUGH GRADING STAGE PER COMPENSATORY MITIGATION AND MONITORING PLAN
- PEDESTRIAN CIRCULATION LIGHTING WILL BE PROVIDED FROM PARKING AREAS / PEDESTRIAN PATHS TO BUILDING ENTRIES PER SECTION 7.5.1 OF MSCDG
- ALL ENTRY AREAS ARE TO BE LIT PROVIDING AN INVITING GLOW FROM INTERIOR PER SECTION 7.6.2 OF MSCDG
- PROJECT TO PROVIDE CONSISTENT THEME LIGHTING, SUBJECT TO REVIEW AND APPROVAL BY MARCH JPA SHALL BE PROVIDED WITHIN LOTS FRONTING VAN BUREN BOULEVARD AS PER PAGE II-19

VICINITY MAP



PROJECT DATA

	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	TOTAL
SITE AREA						
BUILDING AREA						
COVERAGE						
FAR						
CLEAR HEIGHT						
AUTO PARKING REQUIRED						
AUTO PARKING PROVIDED						
PARKING CALCULATION						
MAXIMUM BUILDING HEIGHT ALLOWED						
MAXIMUM BUILDING AREA ALLOWED						
LANDSCAPE REQUIRED						
LANDSCAPE PROVIDED						
SETBACKS						

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6'-0" O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT
15. ALL VERTICAL MOUNTING POLES OR CHAIN LINK FENCING SHALL BE CAPPED
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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fax: 949-863-0851
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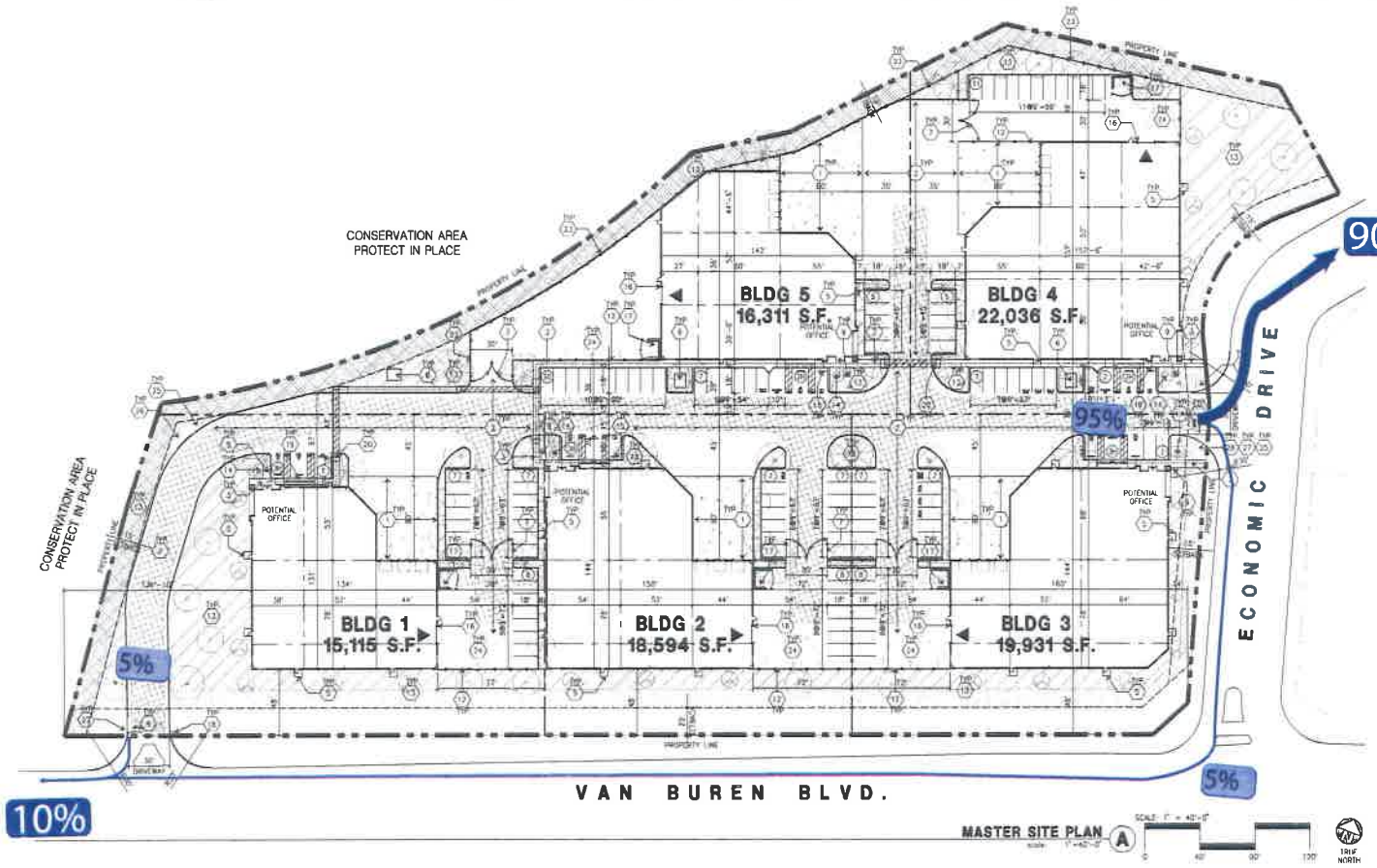
Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS PRIME SIX
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Master Site Plan
Project Number: 16489
Drawn by: ML
Date: 04/05/17
Revision:

Sheet:
A1.1



MASTER SITE PLAN (A)

SCALE: 1" = 40'-0"

TRUE NORTH

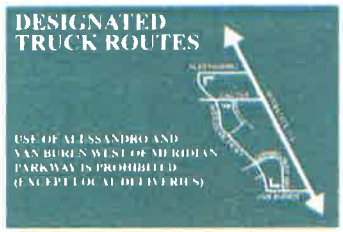
VICINITY MAP



PROJECT DATA

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6'-0" O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POSTS OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.



7'-0" X 3'-0" X .080" ALUM PANELS LAMINATED W/ GREEN HP VINYL W/ WHITE HP VINYL COPY & GRAPHIC PANELS TO BE COATED W/ ANTI-GRAFFITI SHEETING. PANELS TO COME W/ A 2-1/2" GALVANIZED POST & MOUNTING HARDWARE.

TRUCK ROUTE SIGN (B)

MARK NOT TO SCALE

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
7. PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRAWING
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL.
9. EXTERIOR WAY BACK TYPICAL
10. 12" HIGH TILT-UP SCREEN WALL TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE
11. EXTERIOR CONCRETE STAIR
12. 6' H. METAL FENCE
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
14. EMPLOYEE BREAK AREA
15. PRE-CAST CONCRETE WHEEL STOP.
16. CONCRETE FILLED GUARD POST @ 6' DIA. U.N.O. 42" H.
17. TRASH ENCLOSURE. W/ 6' HIGH WALLS PER CITY STANDARDS
18. ACCESSIBLE ENTRY SIGN.
19. ACCESSIBLE PARKING STALL SIGN.
20. TRUNCATED DOME.
21. APPROXIMATE LOCATION OF FIRE HYDRANT.
22. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED WITHIN THE PUBLIC ROW SIDEWALK FRONTING VAN BUREN
23. 6' H. METAL SCREEN FENCE
24. AMENITY BASKETBALL COURT
25. TRUCK ROUTE SIGN. SEE DETAIL B
26. NO TRUCK ACCESS SIGN.
27. STOP SIGN
28. TRUCKS NO RIGHT TURN SIGN.

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS FOR THICKNESS
- STANDARD PARKING STALL 9' X 18'
- LANDSCAPED AREA
- 24' WIDE FIRELANE
- METAL FENCE
- METAL SCREEN FENCE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL
- GRADE LEVEL DOOR

* NOTE
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW
- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RIVERSIDE FIRE DEPARTMENT REQUIREMENTS
- PER MASTER DEVELOPER, CHAINLINK FENCE WILL BE PROVIDED PRIOR TO THE ROUGH GRADING STAGE PER COMPENSATORY MITIGATION AND MONITORING PLAN
- PEDESTRIAN CIRCULATION LIGHTING WILL BE PROVIDED FROM PARKING AREAS / PEDESTRIAN PATHS TO BUILDING ENTRIES PER SECTION 7.51 OF MBCDG
- ALL ENTRY AREAS ARE TO BE LIT PROVIDING AN INVITING GLOW FROM INTERIOR PER SECTION 7.62 OF MBCDG
- PROJECT TO PROVIDE CONSISTENT THEME LIGHTING, SUBJECT TO REVIEW AND APPROVAL BY MARCH JPA SHALL BE PROVIDED WITHIN LOTS FRONTING VAN BUREN BOULEVARD AS PER PAGE 9-19

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

HPA architecture
hpa, inc.
18831 bardeen avenue., ste. #100
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92612
tel: 949-863-1770
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email: hpa@hparchs.com

Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90700
TEL: (805) 494-1226

Project:
MS PRIME SIX
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Master Site Plan
Project Number: 15489
Drawn by: ML
Date: 04/05/17
Revision:

Sheet:
A1.1

Exhibit A 17

FAA- Determination of No Hazard to Air Navigation letters dated

July 29, 2019

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-8325-OE

Issued Date: 07/29/2019

Moshe Silagi
MS Prime Six, LLC
101 Hodencamp Road
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Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Bldg 1
Location:	Riverside, CA
Latitude:	33-53-12.52N NAD 83
Longitude:	117-17-07.84W
Heights:	1594 feet site elevation (SE) 30 feet above ground level (AGL) 1624 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/29/2021 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

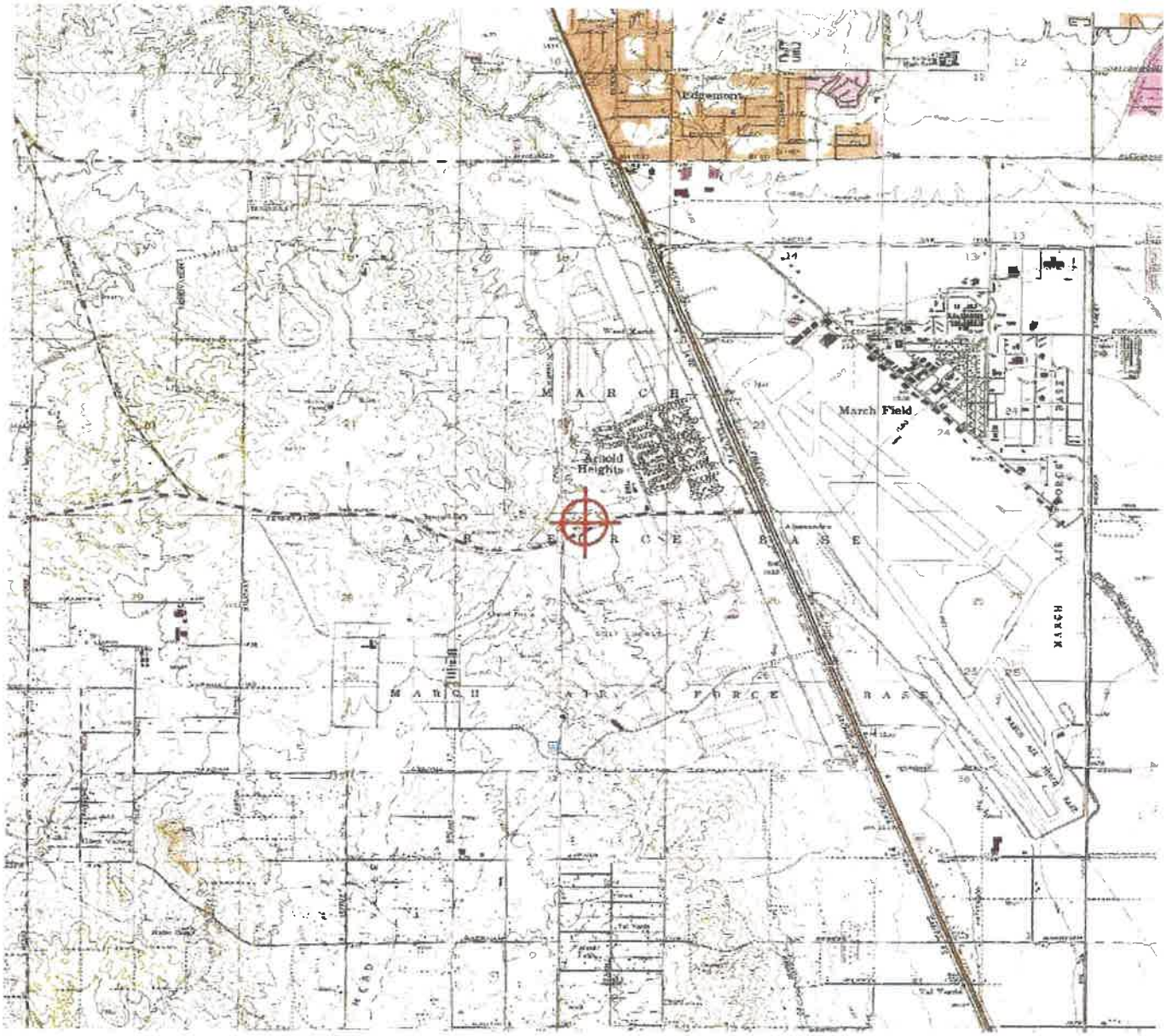
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-8325-OE.

Signature Control No: 410821960-412808915 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-8325-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-8326-OE

Issued Date: 07/29/2019

Moshe Silagi
MS Prime Six, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Bldg 2
Location:	Riverside, CA
Latitude:	33-53-13.56N NAD 83
Longitude:	117-17-05.35W
Heights:	1593 feet site elevation (SE) 31 feet above ground level (AGL) 1624 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/29/2021 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

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This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

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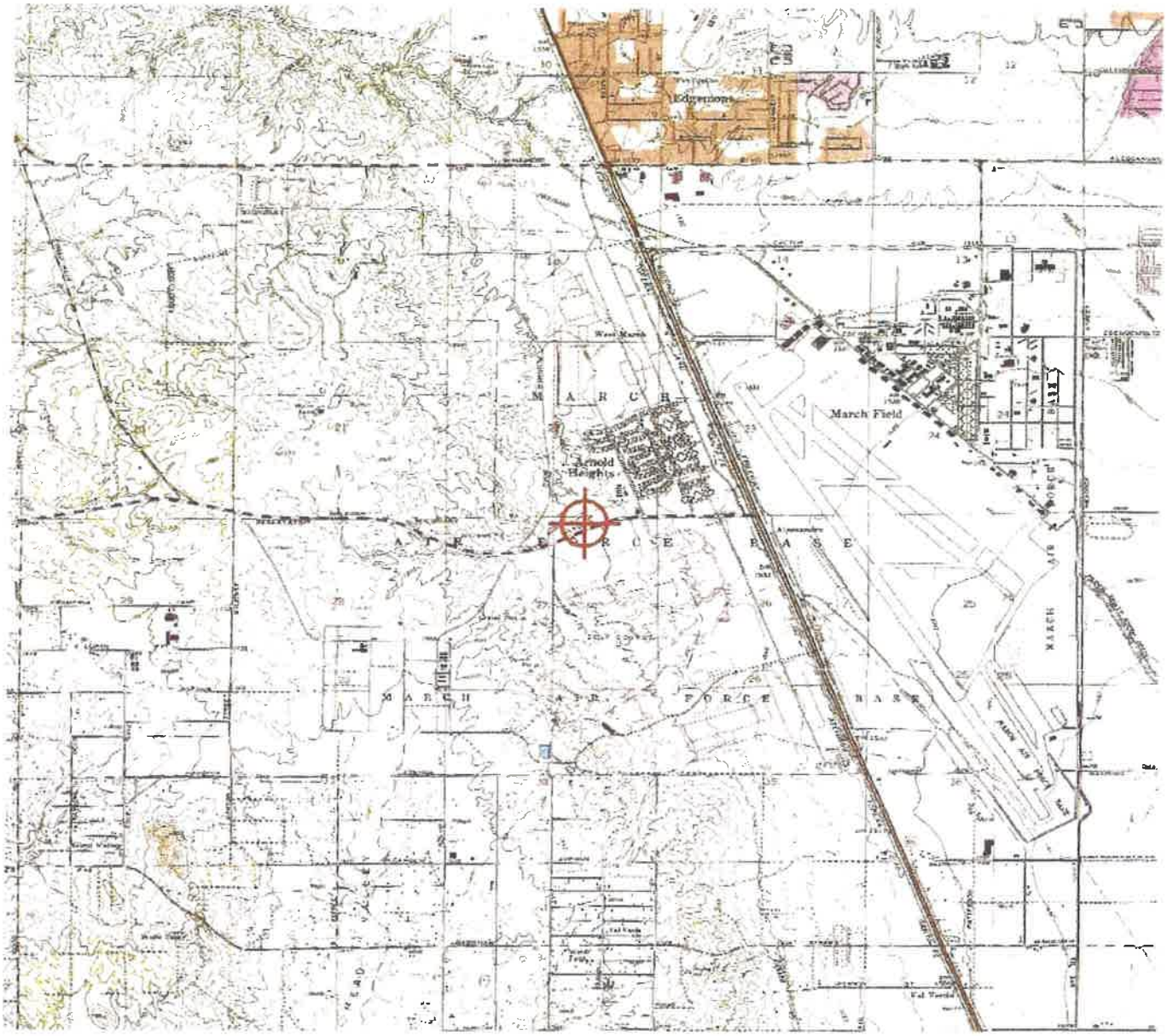
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-8326-OE.

Signature Control No: 410821961-412808913 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-8326-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-8327-OE

Issued Date: 07/29/2019

Moshe Silagi
MS Prime Six, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Bldg 3
Location:	Riverside, CA
Latitude:	33-53-14.85N NAD 83
Longitude:	117-17-02.26W
Heights:	1591 feet site elevation (SE)
	33 feet above ground level (AGL)
	1624 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/29/2021 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
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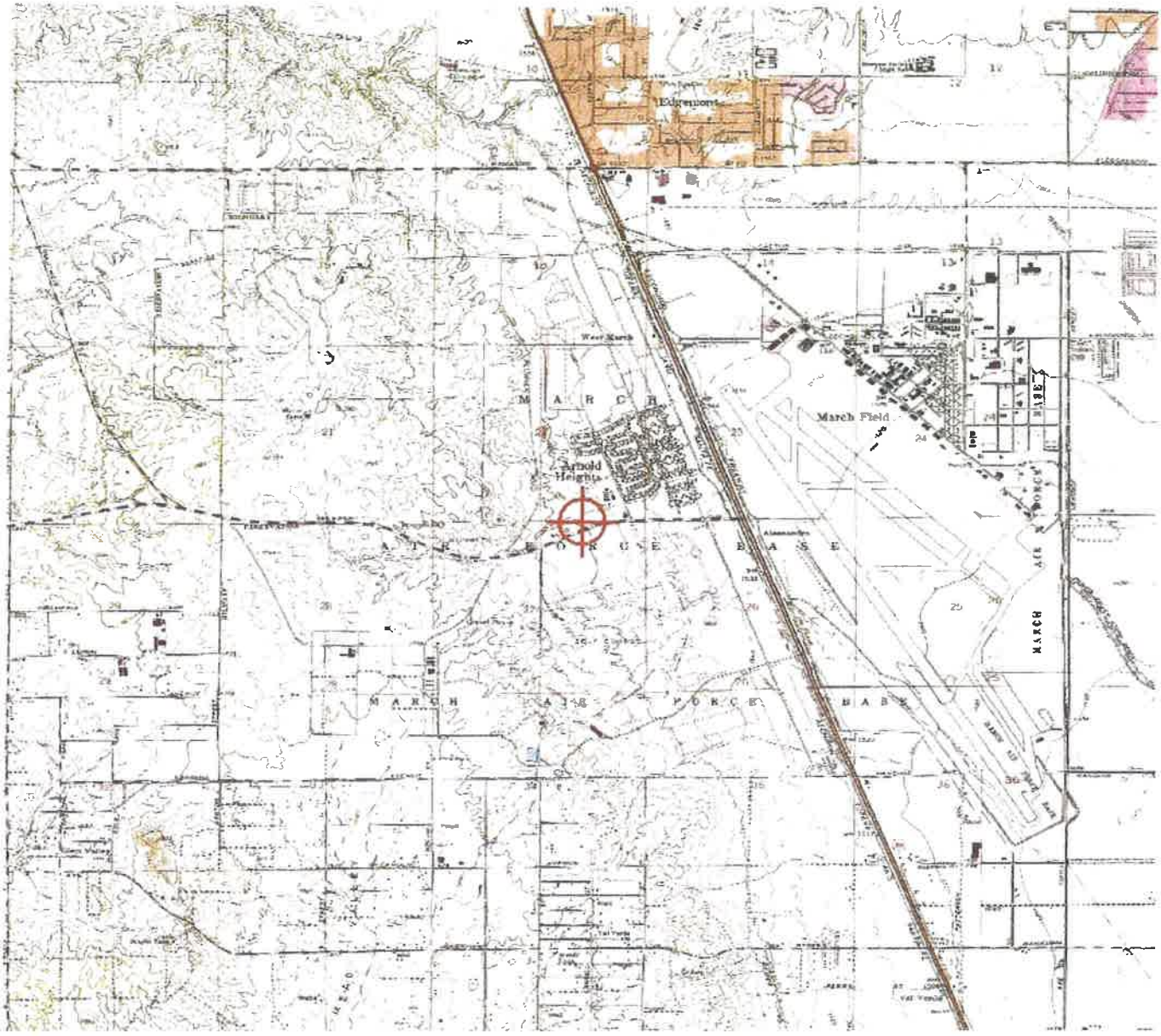
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-8327-OE.

Signature Control No: 410821962-412808912 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-8327-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-8328-OE

Issued Date: 07/29/2019

Moshe Silagi
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101 Hodencamp Road
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Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Bldg 4
Location:	Riverside, CA
Latitude:	33-53-16.94N NAD 83
Longitude:	117-17-03.26W
Heights:	1590 feet site elevation (SE)
	33 feet above ground level (AGL)
	1623 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

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Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/29/2021 unless:

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This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

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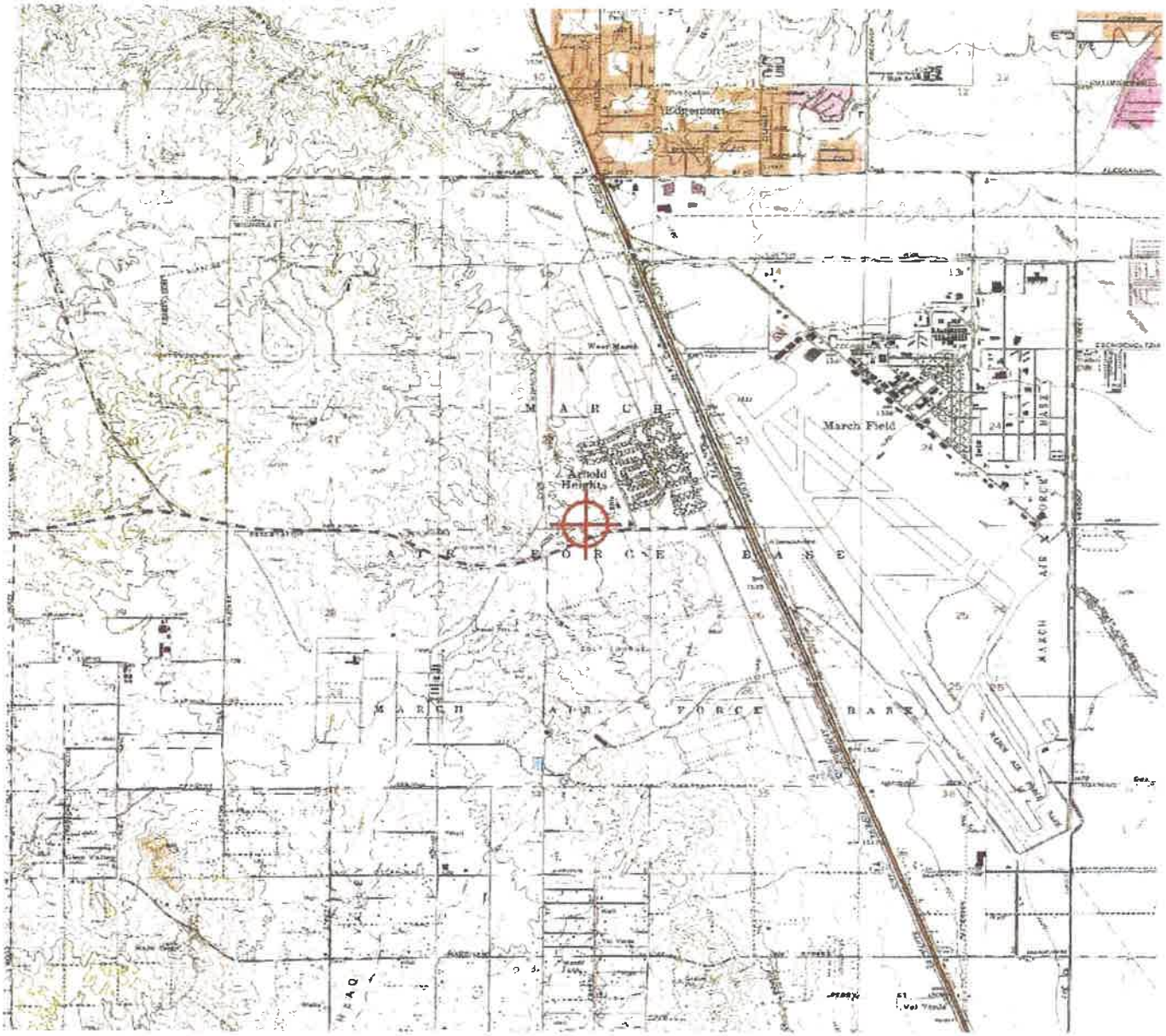
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If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-8328-OE.

Signature Control No: 410821963-412808914 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-8328-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-8329-OE

Issued Date: 07/29/2019

Moshe Silagi
MS Prime Six, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Bldg 5
Location:	Riverside, CA
Latitude:	33-53-15.99N NAD 83
Longitude:	117-17-06.09W
Heights:	1591 feet site elevation (SE)
	31 feet above ground level (AGL)
	1622 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
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The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 01/29/2021 unless:

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(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-8329-OE.

Signature Control No: 410821965-412808911 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-8329-OE

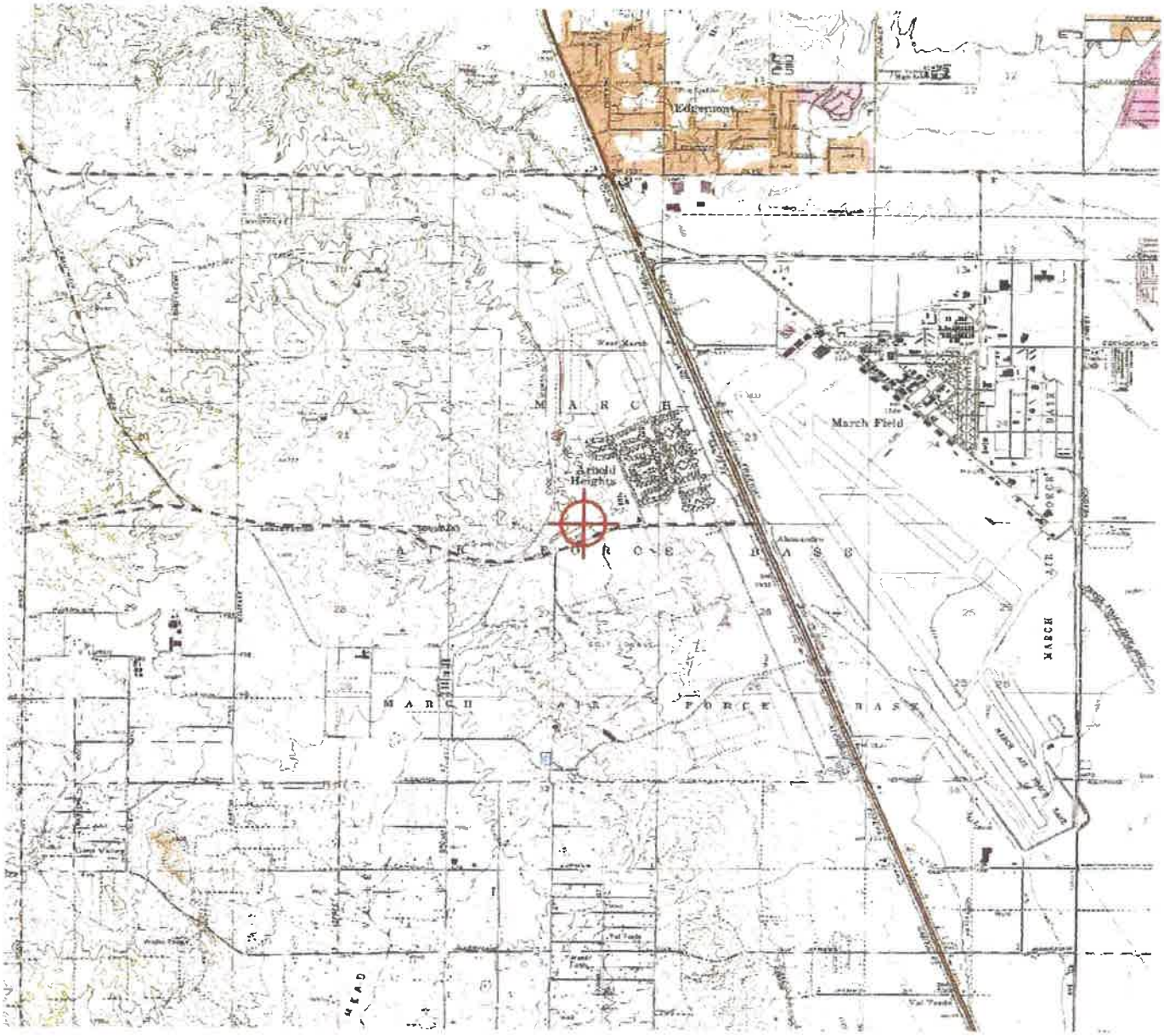


Exhibit A 18

WMWD Conditions of Approval dated September 23, 2019

Craig D. Miller
General Manager

Robert Stockton
Director 1

Gracie Torres
Director 2

Brenda Dennstedt
Director 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

WESTERN MUNICIPAL WATER DISTRICT

Securing Your Water Supply



September 23, 2019

Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Pkwy., Suite 140
Riverside, CA 92518

CONDITIONS OF APPROVAL FOR REVISED PLOT PLAN NO. 17-04 – AMENDMENT 1

In response to your letter received on August 14, 2019, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

2. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to the installation of any water meter.

3. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer, and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

4. Western, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

5. The property is located within the 1837 and 1900 Pressure Zones. Currently, Western has an existing 18-inch water pipeline located in Van Buren Blvd. and Economic Dr. for service connection to the proposed project. There is an existing 2" potable water lateral available to connect to for service. There may be additional required conditions for improvements based on the results of the fire flow model.

6. Western has a tentative 12-inch recycled water pipeline in Van Buren Blvd. for service connection to the proposed project. There is an existing 2" recycled water lateral available to connect to for service.

7. Western has a tentative 12-inch sewer pipeline in Van Buren Blvd. for service connection to the proposed project. There is an existing 8" sanitary sewer lateral available to connect to for service.

8. Any existing service laterals not utilized to serve the proposed project are required to be abandoned back to the main per Western Standards.

9. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

10. Preliminary water, sewer and/or recycled water plans shall show the following items:
    a. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
    b. Delineate all easements within project boundaries.
    c. Delineate all proposed and existing lots, streets, and storm drains.
    d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

11. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans.

12. Water, Sewer and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at:

    http://www.wmwd.com/162/Developer-Handbook

13. Water, Sewer and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at:

    http://www.wmwd.com/DocumentCenter/Home/View/237

14. Developer to submit grading plans for Western's review and approval before grading permit is issued.

15. Water, Sewer and/or Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western.

16. The developer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public

right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

17. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

18. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

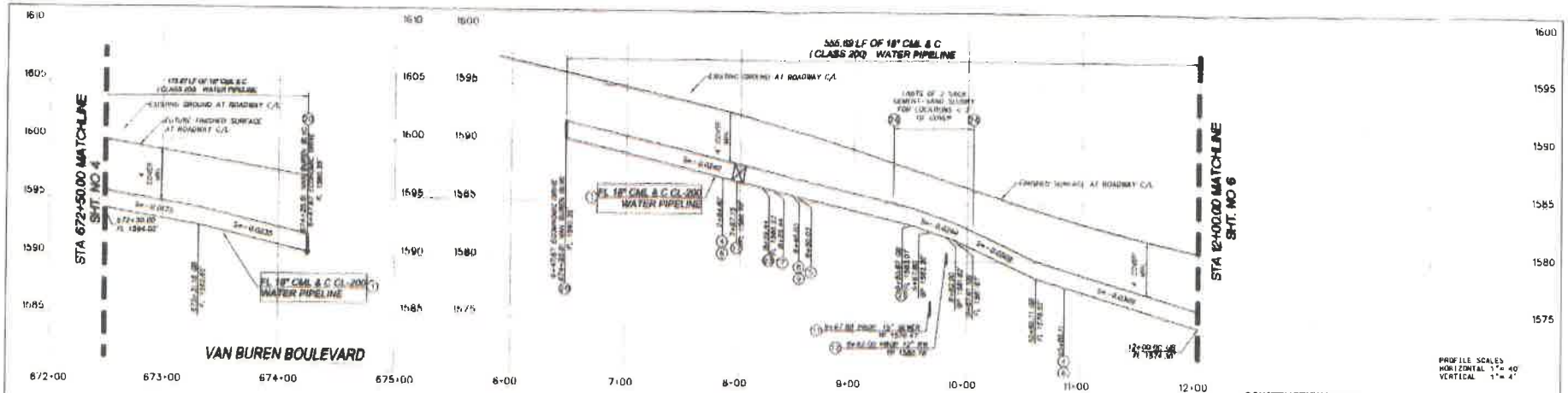
19. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.

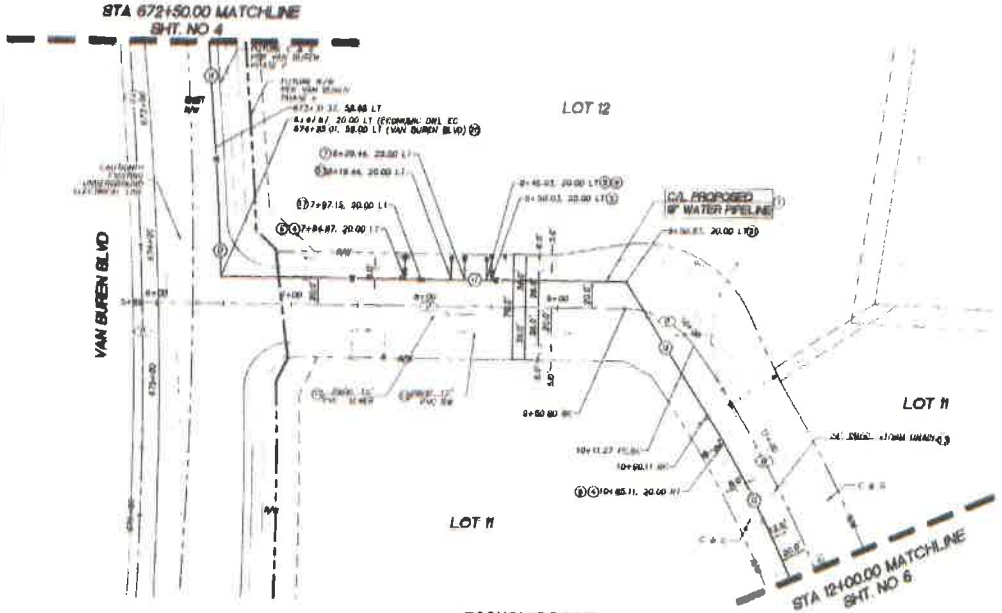
KARL FRANCIS, P.E.
Deputy Director of Engineering

KF:pm:tp

Enclosure: Transmittal (copy)



PROFILE SCALES
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



CONSTRUCTION NOTES

1. 18" CML & C (Q=200) WELDED STEEL PIPE WITH FULLY WELDED JOINTS
4. 6" SUPER PAK HYDRANT WITH CLASS 250 GATE VALVE PER WMWD STD DWG NO W-0610 (4" X 2 ½" X 2 ½") AND COUNTY OF RIVERSIDE STD NO 400
5. 10" FIRE DEPARTMENT SERVICE CONNECTION WITH CLASS 250 GATE VALVE PER WMWD STD DWG NO W-0520
6. INSTALL BLUE PAVEMENT MARKER PER RIVERSIDE COUNTY FIRE DEPARTMENT MARKER GUIDELINES
7. CATHODIC PROTECTION UNDERGROUND TEST STATION FOR STEEL CHUNDER PIPE PER WMWD STD DWG NO W-0500
8. 2" DOMESTIC WATER SERVICE WITH BACKFLOW ASSEMBLY PER WMWD STD DWG NO W-0110
9. 2" OUTLET SADDLE PER WMWD STD DWG NO W-0020
10. FOR SEWER PLAN & PROFILE SEE WMWD DWG "MERIDIAN UNIT 4 SEWER PLANS PHASE 4"
12. FOR RECYCLED WATER PLAN & PROFILE SEE WMWD DWG " MERIDIAN UNIT 4 RECYCLED WATER PLANS PHASE 4"
13. FOR STORM DRAIN PLAN & PROFILE SEE RCFCD DWG 4-1008 AND APA DWG 84-038
17. 18" CLASS 250 BUTTERFLY VALVE PER WMWD STD DWG NO W-0630 WITH CATHODIC PROTECTION TEST STATION FLANGE INSULATION GASKET KIT PER WMWD STD DWG NO. W-0480
20. 18" X 82.5° CML & C FULLY WELDED ELBOW
21. 18" X 5.74° CML & C FULLY WELDED ELBOW
23. WATER QUALITY SAMPLING STATION PER WMWD STD DWG NO. W-0680
24. INSTALL 2 SACK CEMENT-SAND SLURRY OVER PIPE WHENEVER COVER IS < 3' SLURRY HORIZONTAL WIDTH OF THE TRENCH AND VERTICALLY FROM THE BOTTOM OF THE TRENCH TO STREET SUBGRADE

WATER LINE DATA TABLE

	DELTA OR BRG	RADIUS	LENGTH	REMARKS	TANGENT LENGTHS
C2	6=1° 59' 28"	2,736.00'	85.66'	18" CML & C CL-200	42.84
C3	4=9° 25' 47"	830.00'	136.60'	18" CML & C CL-200	68.45
L8	N 62°45'05" E		77.79'	18" CML & C CL-200	
L7	N 21°03'47" W		303.21'	18" CML & C CL-200	
L6	N 35°36'32" E		115.88'	18" CML & C CL-200	

NOTE: WATER CENTERLINE STATIONING IS ALONG CENTERLINE OF STREET. WATER PIPE LENGTHS ARE TRUE LENGTHS

ECONOMIC DRIVE CENTERLINE DATA TABLE

	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C1	4=54° 07' 47"	64.00'	60.46'	
C2	3=12° 42' 10"	850.00'	188.73'	
L1	N 21°03'47" W		301.30'	

VAN BUREN CENTERLINE DATA TABLE

	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C7	6=3° 39' 03"	2700.00'	293.30'	
L1	S 63°56'04" W		91.16'	

CAUTION!
LOCATION OF EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

NOTE:
THE DESIGN AND CONSTRUCTABILITY OF THE PROJECT AS WELL AS THE ACCURACY OF FIGURES ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. PLAN CHECK ACTIVITIES BY WMWD WILL BE LIMITED TO THE ADHERENCE OF THE DISTRICT STANDARDS, MATERIALS, QUANTITIES AND TIES OF FACILITIES AS THEY RELATE TO THE SERVICE REQUIRING THE APPROVED WATER PLAN. DELIVERY OF RECYCLED WATER TO THE IMPROVEMENTS SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION OF THE INFRASTRUCTURE AS PART OF OTHER PHASES OF THIS TRACT AND/OR OTHER ADJACENT TRACTS

Kimley-Horn and Associates, Inc.

WESTERN MUNICIPAL WATER DISTRICT
18205 MERIDIAN PARKWAY
RIVERSIDE, CA 92518

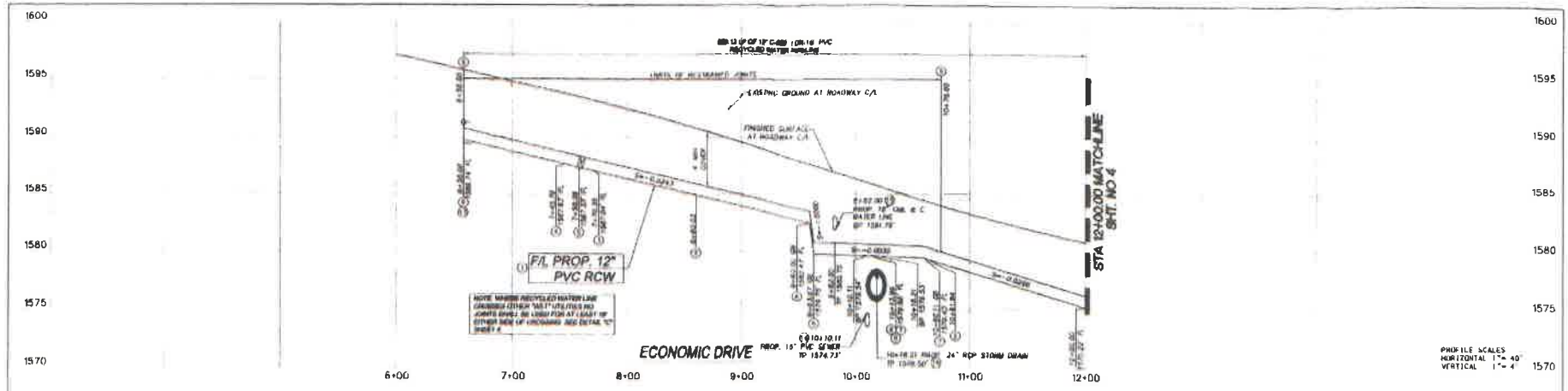
MERIDIAN UNIT 4
TRACT NO. 30857-4

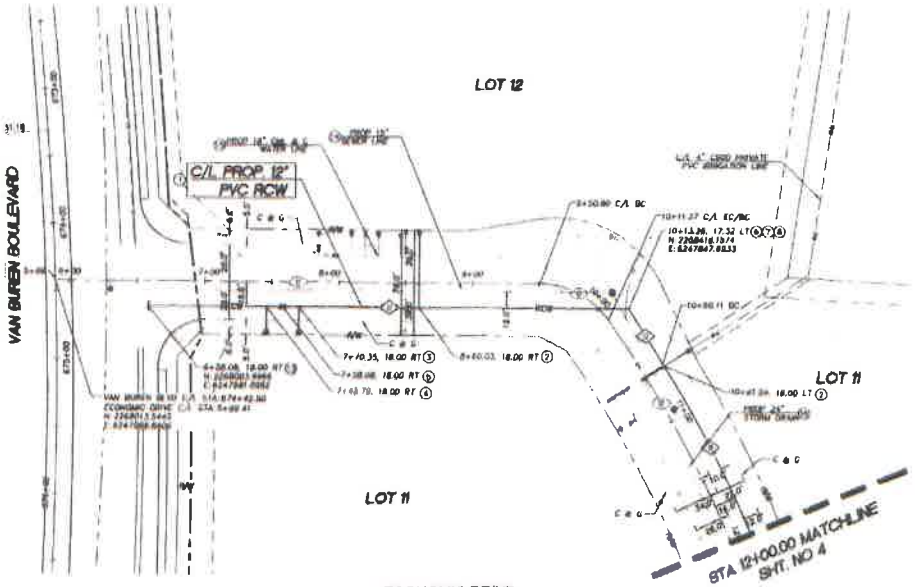
SHEET NO 5 OF 8 SHTS

WATER PLANS
WATER SYSTEM PLAN AND PROFILE
(STA 672+50.00 TO STA 674+25.01)
ECONOMIC DRIVE PLAN AND PROFILE
(STA 10+47.87 TO STA 12+00.00)

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

WATER





RECYCLED WATER LINE DATA TABLE					
	DELTA OR BRG	RADIUS	LENGTH		TANGENT LENGTH
C1	4=01° 25' 47"	886.00'	142.53'	12" PVC (C-900, DR-14)	71.424
L1	S 21°45'47" E		338.81'	12" PVC (C-900, DR-14)	
L2	N 25°38'32" E		47.78'	12" PVC (C-900, DR-14)	

NOTE: RECYCLED WATER CENTERLINE STATIONING IS ALONG CENTERLINE OF STREET. RECYCLED WATER PIPE LENGTHS ARE TRUE LENGTHS

ECONOMIC DRIVE CENTERLINE DATA TABLE				
	DELTA OR BRG	RADIUS	LENGTH	
C1	4=04° 07' 47"	84.00'	60.46'	
C2	4=12° 43' 17"	650.00'	158.13'	
L1	N21° 45' 47"W		361.39'	

CONSTRUCTION NOTES

1. 12" C-900 (DR-14) PVC RECYCLED WATER PIPELINE INSTALLED PER WMWD STD DWG NOS. W-1540 & W-1550
2. 2" LANDSCAPE WATER SERVICE PER WMWD STD DWG NO W-1210 FOR FUTURE 2" METER & BACK FLOW ASSEMBLY. INSTALLED PER PLAN
3. 1" AIR VALVE ASSEMBLY PER WMWD STD DWG NO W 1225 WITH AIR VALVE COVER SEE DETAIL "A" ON SHEET 6
4. 4" BLOW OFF ASSEMBLY PER WMWD STD DWG W-0214
5. 12" CLOSE GATE VALVE ASSEMBLY PER WMWD STD DWG NOS W-1255 & W-1260
6. 12" - 45° DUCTILE IRON ELBOW
7. 12" 5° DEFLECTION COUPLING WITH SERIES 600 PIPE RESTRAINING SYSTEM, SEE DETAIL "D" SHEET 6
8. 12" - 11.25° DUCTILE IRON ELBOW
9. 12" JOINT RESTRAINTS PER WMWD STANDARD DWG NO W-0710
   IRON TEE IN THE SAME LOCATION SEE DETAIL "B" SHEET 6
10. 12" END CAP
11. FOR SEWER PLAN & PROFILE SEE WMWD DWG "MERIDIAN UNIT 4 SEWER PLANS PHASE II"
12. FOR WATER PLAN & PROFILE SEE WMWD DWG "MERIDIAN UNIT 4 WATER PLANS PHASE II"
13. FOR STORM DRAIN PLAN & PROFILE SEE RCFCD DWG 4-1068 AND SPA DWG WJ-036

NOTE:
EXISTING IMPROVEMENTS TO BE REMOVED OR RELOCATED PER UNIT 4 GRADING PLANS SPA DWG NO. WJ-036 UNLESS OTHERWISE NOTED ON THESE PLANS.

CAUTION!!
LOCATION OF EXISTING UTILITIES ON THESE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

NOTE:
THE DESIGN AND CONSTRUCTABILITY OF THE PROJECT AS WELL AS THE ACCURACY OF FIGURES ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER PLAN CHECK SERVICES BY W.M.W.D. INC. IS LIMITED TO THE CONFORMANCE OF THE DISTRICT STANDARDS, MATERIALS, QUANTITIES AND SIZE OF FACILITIES, AS THEY RELATE TO THE SERVICE DISCHARGE OF APPROVED WATER PLAN DELIVERY OF RECYCLED WATER TO THE IMPROVEMENTS SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION OF THE ITEMS PROPOSED AS PART OF OTHER PHASES OF THIS TRACT AND/OR OTHER ADJACENT TRACTS

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
PREPARED BY:

GRAPHIC SCALE IN FEET
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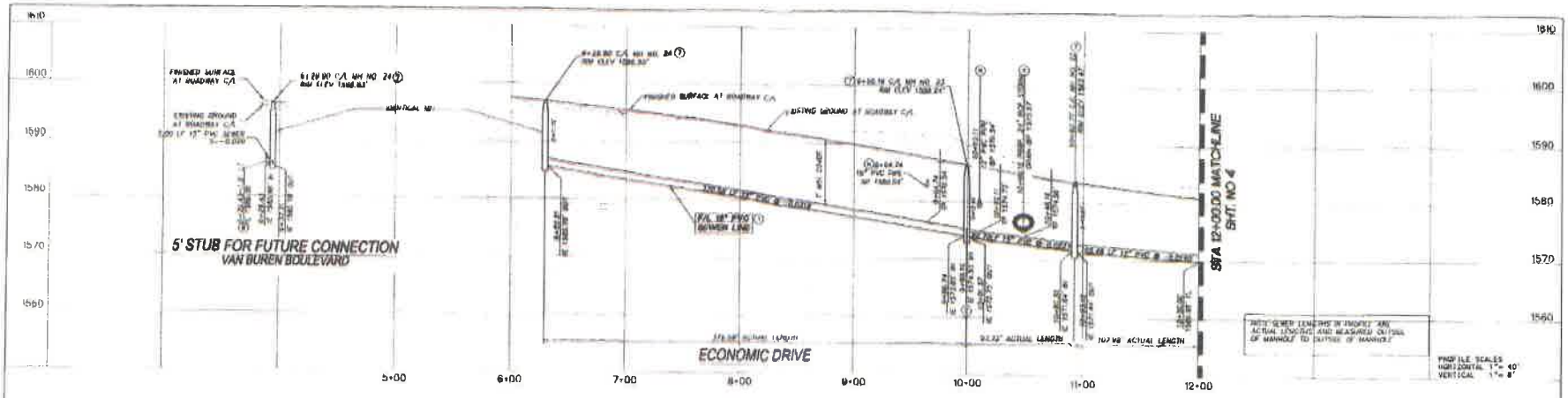
APPROVED BY WESTERN MUNICIPAL WATER DISTRICT

WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY
RIVERSIDE, CA 92518

MERIDIAN UNIT 4
TRACT NO. 30657-4
UNIT 4 PHASE 2 RECYCLED WATER PLANS
VAN BUREN BLVD PLAN AND PROFILE (STA 6+58.08 TO STA 12+00.00)

SHEET NO 3
OF 6 SHTS

WATERSHED



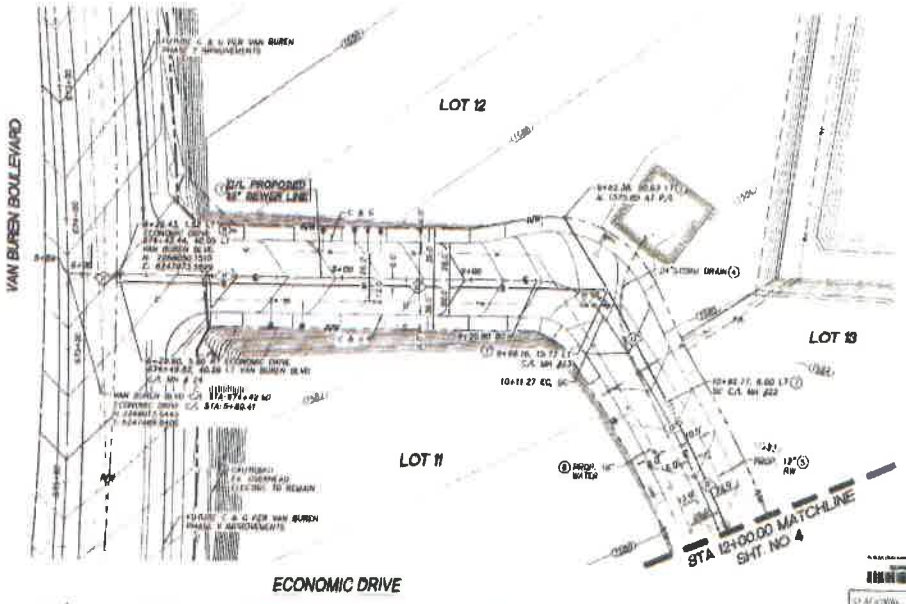
ROAD CENTERLINE DATA TABLE

	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C1	=34° 07' 47"	64.00'	82.48'	
C2	=12° 43' 18"	850.00'	188.73'	
L1	S 21°45'47" E		261.38'	

SEWER DATA TABLE

	DELTA OR BRG	RADIUS	LENGTH	REMARKS	TANGENT LENGTH
C1	=47° 13' 38"	856.00'	107.88'	15" PVC (SDR-35)	54.061
L1	N 84°18'21" E		7.50'	15" PVC (SDR-35)	
L2	N 21°45'47" W		375.38'	15" PVC (SDR-35)	
L3	S 39°33'42" W		93.72'	15" PVC (SDR-35)	

NOTES:
1. IN THIS TABLE, LENGTHS ARE FROM CENTERLINE OF MANHOLE TO CENTERLINE OF MANHOLE.
2. ACTUAL SEWER LENGTHS MEASURED OUTSIDE OF MANHOLE TO OUTSIDE OF MANHOLE IN PROFILE.



CONSTRUCTION NOTES

1. CONSTRUCT 15" PVC SEWER MAIN (SDR-35) PER WMWD SPECIFICATIONS & STD. DRAWING W-1030
2. CONSTRUCT 6" PVC NORMAL CUT SEWER LATERAL (SDR-35) PER W-1050. CONNECT PER DETAIL A ON SHEET 2
4. FOR STORM DRAIN PLAN & PROFILE, SEE RCTCD DWG NO. 4-1008
5. FOR RECYCLED WATER PLAN & PROFILE, SEE WMWD DWG "UNIT 4 RECYCLED WATER PLANS PHASE 2"
6. FOR WATER PLAN & PROFILE, SEE WMWD DWG "UNIT 4 WATER PLANS PHASE 2"
7. CONSTRUCT 60" I.D. PRECAST CONCRETE MANHOLE PER WMWD STD. DWG W-1130
8. 15" END CAP

NOTE: EXISTING IMPROVEMENTS TO BE REMOVED OR RELOCATED PER UNIT 4 GRADING PLANS M.W.A. DWG W.O.#4-0316, UNLESS OTHERWISE NOTED ON THESE PLANS

CAUTION!!
LOCATION OF EXISTING UTILITIES ON THESE PLANS ARE APPROPRIATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

NOTE:
THE DESIGN AND CONSTRUCTABILITY OF THE PROJECT AS WELL AS THE ACCURACY OF PLANNING ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. PLAN REVIEW SERVICES BY W.M.W.D. WILL BE LIMITED TO THE EXPERIENCE OF THE DISTRICT REGARDING HISTORICAL OPERATIONS AND USE OF FACILITIES IN THE VICINITY TO THE SERVICE REQUIRED. ITS APPROVED WATER PLAN DELIVERY OF RECYCLED WATER TO THE IMPROVEMENTS SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION OF THE PIPING PROPOSED AS PART OF OTHER PHASES OF THIS TRACT AND/OR OTHER ADJACENT TRACTS.

Don't Dig Until You Call U.S.A. Toll Free 811 To the location of water and utility lines. Don't default mail services.

Kimley-Horn and Associates, Inc
Engineering, Planning and Environmental Consultants
401 B Street, Suite 600, San Diego, CA 92101-4231
Tel: (619) 234-9411
PREPARED BY: [signature] 11/11/13 DATE

GRAPHIC SCALE IN FEET 0 20 40 80

REVISIONS

DESIGNED BY WESTERN MUNICIPAL WATER DISTRICT FOR CONSTRUCTION [signature] 11-27-13

WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PARKWAY
RIVERSIDE, CA 92518

MERIDIAN UNIT 4
TRACT NO. 30857-4
UNIT 4 PHASE 2 SANITARY SEWER PLANS
ECONOMIC DRIVE PLAN AND PROFILE
STA 9+29.37 TO STA 12+00.00
SCALE: HOR. 1" = 40' VERT. 1" = 8'

SHEET NO. 3
OF 5 SHTS
DWG. NO.

Exhibit A 19

Willdan Building and Safety Conditions of Approval dated

January 30, 2017

Building and Safety Conditions of Approval

Date:	**January 30, 2017**
Applicant:	**Silagi Development and Management, Inc.**
Address of Applicant:	**101 Hodencamp Rd, Thousand Oaks Rd. CA 91360**
Site Location:	**Unit 4, lot 12, Tract 30857-4, North Campus Meridian & Van Buren Boulevard.**
Project:	**Development "C"**

Provide four (4) sets of construction plans and documentation for plan review. Below you will find a list of the plans and documents Building & Safety will need for plan review. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.

Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

Building and Safety submittal's required at first plan review.

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information

All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department, division, or agency prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety job card.

Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.

Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.

The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.

Building & Safety, (Willdan Engineering) will inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for exterior light standards as well as disabled accessibility from the right of way to the building and the disabled parking stalls. Sewer installation outside the building and water supply line installation up to the property line at right of way, contact 909-963-8045. Please note that Western Municipal Water District will also need to inspect both on and off site water, contact (951) 571 7204. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions

Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's to March JPA; this also includes any school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or March JPA.

Prior to issuance of Building Permits, on-site water service shall be installed and approved by the responsible agency. On-site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and set backs of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.

Prior to issuance of building permits, provide Building & Safety with a will service letter from Western Municipal Water District.

All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of his or her certifications and a copy of their driver's license before the start of work as an inspector on the project. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

All unused construction materials shall be recycled using March JPA's Waste Franchise Hauler. Prior to the certificate of occupancy, the building inspector will request copies of all recycling receipts.

A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent

occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued and the plans are approved. No temporary certificate of occupancy will be granted prior to the building and site being 100 percent complete.

Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel, building to building, shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11B.

Exhibit A 20

Trilake Consultants Conditions of Approval dated

September 26, 2019

CONDITIONS OF APPROVAL

MJ-094
May 28, 2019, Revised September 26, 2019
Plot Plan 17-04, Parcel Map 37744,
MS Prime Six – Development C, Amendment 1

With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department and Western Municipal Water District Standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood control requirements and standards. The following drainage related conditions are the requirements of this project:

   a. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

   b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or

concentration of water to upstream and downstream properties shall be permitted.

The project site and building design shall consider the water table. The design of the site and the building shall be reviewed and approved by Building Department.

c. Final hydrology report and hydraulic calculation shall be submitted to the MJAP Public Works Engineer and RCFC for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

d. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

e. The "first flush" basins shall be private and located onsite and properly landscaped and screened as determined by Planning Department. The parkway on and offsite landscaping may be utilized for this purpose. These facilities shall be connected to existing drainage facilities with permits from the appropriate agency.

f. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to JPA for review and approval.

3. This project shall join existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts.

4. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's for review and approval.

5. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with ADA requirements and standards.

6. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

7. The existing improvements along Economic Way and Van Buren are existing but require additional striping/signage as approved by JPA and Riverside County Transportation Department (RCTD).

8. Prior to issuance of Building Permit, the applicant shall pay its share for the future signal at Economic Way and Van Buren estimated at $14,423.

9. Western access along Van Buren Boulevard shall be right in/out and s approved by RCTD.

10. Reciprocal access easements for the use by individual parcels shall be shown on final map or recorded separately. JPA shall be given the right to use the driveways to access the existing landscape easement.

11. The final map shall be submitted to JPA for review and approval.

12. Access shall be restricted on Van Buren and shown on final map.

13. Prior to recordation of the map, monumentation shall be installed and accepted by JPA.

Stuart E. McKibbin
MJPA Engineer

Exhibit A 21

Riverside County Fire Department Planning Conditions dated

May 22, 2019

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

Shawn C. Newman - Fire Chief
210 West San Jacinto Avenue, Perris, CA 92570-1915

Proudly serving the unincorporated areas of riverside county and the cities of:

Banning
Beaumont
Canyon lake
Coachella
Desert Hot Springs
Eastvale
Indian Wells
Indio
Jurupa Valley
Lake Elsinore
La Quinta
Menifee
Moreno Valley
Norco
Palm Desert
Perris
Rancho Mirage
Rubidoux CSD
San Jacinto
Temecula
Wildomar

BOARD OF

May 22, 2019

March JPA
1420 Meridian Parkway Ste. 140
Riverside, CA 92518

Case Number: Plot Plan 17-04

Ms. Sotelo,

The Riverside County Fire Department has reviewed the Site Development plans and has find them to be acceptable with the following conditions. Final conditions will be addressed when final site and building plans are reviewed.

- Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 903)

- Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a monitored manual/automatic fire alarm system in accordance with CFC Section 907. Plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 907)

- Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. (CFC 505.1)

- Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from the Office of the Fire Marshal. (CFC 105)

- Prior to issuance of Certificate of Occupancy, approval shall be required from the Office of the Fire Marshal to maintain, store, use, or handle hazardous materials regulated by the fire code and to install equipment used in connection with such activities. (CFC 105)

- Prior to issuance of Building Permit, plans for an emergency responder radio coverage system in accordance with Riverside County Fire Department policy shall be submitted to the Office of the Fire Marshal for review and approval. (CFC 510.1)

- Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

- Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow.

- Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

- During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

- If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

- Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

- The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

- Fire apparatus access roads shall have an unobstructed width of not less than twenty–four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

- Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

- The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire

department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)

- Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)

- Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

    - The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

- Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

- Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

- Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal.

Sincerely,

Adria Reinertson
Deputy Fire Marsal

Exhibit A 22

Preliminary Water Quality Management Plan approval letter dated August 30, 2019

March Joint Powers Authority

PLANNING
MEMORANDUM

TO: Lauren Sotelo, Associate Planner
FROM: Cynthia Gabaldon P.E., CPSWQ, CPESC, QSD/P
DATE: September 25, 2017 (revised August 30, 2019)

RE: Conditions of Approval for PP17-04 (Preliminary WQMP)
MS Development C (17-04)
Riverside, California

As part of the current Riverside County Municipal Waste Discharge Permit, the March Joint Powers Authority is reviewing all submitted Water Quality Management Plans (WQMP).

Two preliminary WQMP submittals for the commercial project submitted as PP17-04, MS Development C, Riverside California. The project's preliminary WQMP submittal revision dated July 12, 2017 (Signed 9/8/17) **was determined to be in substantial compliance, for a preliminary WQMP, in concept, with the requirements of the 2012 Riverside County WQMP Manual. An addendum to the PWQMP was approved August 30, 2019 (signed August 20, 2019).**

The following conditions apply:

The development shall be subject to all provisions of March Joint Powers Authority General Plan Section 1.8, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including a bioretention basin, self-retaining landscaping, roof drains to vegetation and trash enclosure. The Engineering Department shall review and approve the final WQMP text, plans and details.

Exhibit A 23

VRPA Transportation Consultants letter dated

May 28, 2019

May 28, 2019

Ms. Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

Re: Review of applications materials for MS Prime Six – Development C

Dear Ms. Sotelo,

VRPA Technologies, Inc. (VRPA) has reviewed applications materials for a Business Park development located off Van Buren Boulevard on Unit 4- Lot 12 (7.12 acres) within the Meridian Business Park Specific Plan. The proposed Project is located within the southwestern portion of the North Campus of the Meridian Specific Plan Area, fronting Van Buren Boulevard. The proposed project site is situated between Economic Drive to the east and Village West Drive to the west. The proposed Project would develop five concrete tilt-up buildings with a combined square footage of 92,000 square feet (sf), and would require a zone change for Unit 4-Lot 12 from Office to Mixed Use and would operate as permitted business park uses and as business enterprise uses with the approval of a CUP. The maximum Floor Area Ratio (FAR) for the proposed Project would be 0.27, which meets the requirements of the MU zone. Site access is proposed along Van Buren Boulevard (approved by County of Riverside) with a right-in and right-out driveway and one driveway along Economic Drive. We have the following comments:

1. VRPA concurs that the proposed development is consistent with traffic planning documents and mitigation measures identified in the Meridian SPA SEIR with the proposed development as noted in the Meridian Unit 4, Lot 12 Traffic Consistency Memorandum prepared by Kimley Horn, dated February 13, 2019. As noted in the letter, the proposed Project trips fall below the trip allowance for the planning area.

Should you have any questions, feel free to contact me via one of the following 4630 W. Jennifer, Suite 105, Fresno, CA 93722 | Phone: (559) 271-1200 | Fax: (559) 271-1269 | Cell phone: (559) 259-9257 | Email: gvivian@vrpatechnologies.com.

Sincerely,

Georgiena M. Vivian

Georgiena M. Vivian, President
VRPA Technologies, Inc.

Exhibit A 24

Riverside County TLMA letter dated

September 28, 2017

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez, P.E., T.E.
Transportation and Land Management Agency Director

Patricia Romo, P.E.
Director of Transportation

Transportation Department

September 28, 2017

Ms. Lauren Sotelo
Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

Subject: MS Van Buren – Development C, PP 17-04

The County of Riverside Transportation Department has reviewed the proposed Plot Plan 17-04 for MS Van Buren. The County did not receive a copy of the Traffic and Circulation Consistency Letter shown as an attachment. Please provide this for our records.

The applicant has included the right-in/right-out driveway on Van Buren at the agreed upon location on the site plan as requested. Final design of the driveway is subject to meeting County design standards conformance with Ord. 461, Std. No. 821. In particular, vertical and horizontal sight distance from the project driveway must be satisfactory to the County Plan Check Engineer.

The applicant should submit all plans for work within the road right-of-way on Van Buren Boulevard for review and approval by the Transportation Department. An encroachment permit for this work will be required.

Thank you,

Susan Vombaur, PE, TE
Senior Civil Engineer

3525 14th Street, 2nd Floor, Riverside, CA 92501 (951) 955-6800
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3164

Exhibit A 25

Riverside County ALUC ZAP1382MA19 Consistency Letter dated October 17, 2019

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

RECEIVED
OCT 21 2019
By M.F.

October 17, 2019

Ms. Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside CA 92518

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.:	ZAP1382MA19
Related File Nos.:	GPA19-01 (General Plan Amendment), SPA19-01 (Specific Plan Amendment), PP17-04A1 (Plot Plan Amended), CUP19-01 through CUP19-05 (Conditional Use Permit), TPM19-01 (Tentative Parcel Map)
APNs:	294-050-057; 294-050-062; 294-050-054; 294-050-066
Compatibility Zone:	C1

Dear Ms. Sotelo:

On October 10, 2019, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case No. GPA19-01 (General Plan Amendment), a proposal to amend the General Plan land use designation on lands identified as "Unit 4, Lot 12" (APNs: 294-050-057 and 294-050-062) consisting of 7.12 acres located on the northwest corner of Van Buren Boulevard and Economic Drive and "Unit 4, Lot 9" (APNs: 294-050-054 and 294-050-066) consisting of 2.98 acres located on the southwest corner of Meridian Parkway and Economic Drive, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

On October 10, 2019, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case No. SPA19-01 (Specific Plan Amendment), a proposal to amend the Meridian North Campus Specific Plan in order to modify the text and figures to reflect the above change (specifically, to amend land use exhibits, revise acreages in the land use designation tables, and correct erroneous maps), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

On October 10, 2019, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case Nos. PP17-04A1 (Plot Plan Amended) and CUP19-01 through CUP19-05 (Conditional Use Permits) proposing to establish five industrial/manufacturing buildings totaling 91,987 square feet on 7.12 acres located on the northwest corner of Van Buren Boulevard and Economic Drive, and Case No. TPM19-01 (Tentative Parcel Map No. 37744), a proposal to divide this area into five parcels, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.

3. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final parcel map. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included in the Environmental Constraint Sheet (ECS) of the final parcel map, if an ECS is otherwise required.

4. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced to prevent large expanses of contiguous canopy, when mature. Trees and bushes shall not produce fruit, seeds, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORM WATER MANAGEMENT" brochure available at the RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare

a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

7. This project has been evaluated for 91,987 square feet of manufacturing/office area. Any increase in building area or change to uses other than offices, manufacturing, storage, and/or warehousing will require review by the Airport Land Use Commission.

8. The Federal Aviation Administration has conducted aeronautical studies of the proposed buildings (Aeronautical Study Nos. 2019-AWP-8325 through 2019-AWP-8329-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

9. The proposed buildings shall not exceed a height of 33 feet above ground level and a maximum elevation at top point of 1,624 feet above mean sea level.

10. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

11. Temporary construction equipment used during actual construction of the building shall not exceed 33 feet in height and a maximum elevation of 1,624 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

12. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 10-10-19 Agenda, Bookmark Agenda Item No. 3.1.

Copies of Aeronautical Study Nos. 2019-AWP-8325-OE through 2019-AWP-8329-OE are included in the above documentation and can also be accessed at https://oeaaa.faa.gov.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: MS Prime Six LLC/MS Van Buren II – Attn: Moshe Silagi (applicant/property owner)
SDH & Associates, Inc. – Attn: Rob VanZanten (representative)
Lee & Associates – Attn.: Mario Calvillo (representative)
Gary Gosliga, March Inland Port Airport Authority
Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1382MA19\ZAP1382MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (*b*)(13)(A)

EXHIBIT "B"

Conditions of Approval

EXHIBIT B

Conditions of Approval

MS Prime Six-Development C Project

General Plan Amendment (GP 19-01), Meridian Specific Plan Amendment (SP 19-01, A5) Plot Plan (PP 17-04, Amendment 1) Conditional Use Permits (CUP 19-01 through 19-05) and Tentative Parcel Map (TPM 19-01)

PLANNING DEPARTMENT General Conditions:

1. The site shall be developed in accordance with the approved Plot Plan (PP 17-04, Amendment 1) on file with the Planning Department, the Meridian Specific Plan (SP-5), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Plot Plan Amendment. (MJPA 9.14.020)

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approvals, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Meridian North Campus Specific Plan SP-5. Requirements of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans required FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been

developed in consultation with the ALUC, and have been incorporated into the Specific Plan. (MMRP)

6. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes. (MJPA 9.11.040)

7. Each accessible parking space shall be 14 feet wide, striped to provide a 9-foot wide parking area and a 5-foot wide loading area (access aisle) and shall be a minimum 18 feet in length. If 2 accessible spaces are located adjacent to each other, they may share the 5-foot wide loading area, resulting in a width of 23 feet for the 2 spaces. One in every 8 handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than 8 feet wide. If two van accessible parking spaces are located adjacent to each other, they may share a common 8-foot wide loading area. (MJPA 9.11.040)

8. When less than 5 parking spaces are provided, at least one shall be 14 feet wide, striped to provide a 9 foot parking area and a 5 foot loading area. Said space shall not be required to be reserved or identified exclusively for use by persons with disabilities. (MJPA 9.11.040)

9. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. (MJPA 9.11.040)

10. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. The space shall be so located that persons with disabilities are not compelled to wheel or walk behind cars other than their own. Pedestrian ways that are accessible to people with disabilities shall be provided from each such parking space to the related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space, with the exception that ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter their vehicle, thus providing equivalent facilitation. Where the Building Official determines that compliance with any regulation of this paragraph would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided. (MJPA 9.11.040)

11. The slope of an accessible parking stall shall be the minimum possible and shall not exceed 1/4 inch per foot (2.083% gradient) in any direction. (MJPA 9.11.040)

12. Notwithstanding the off-street parking requirements of Subsection 9.11.040-A, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification

of an existing facility to comply with the requirements described in this Subsection. (MJPA 9.11.040)

13. Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 5 feet wide and 20 feet long adjacent and parallel to the vehicle pull up space. Such zones shall be located on a surface with a slope not exceeding 1 vertical in 50 horizontal and shall be located on an accessible route of travel to the entrance of the facility. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. If applicable. valet parking facilities shall provide a passenger loading zone as described herein. (MJPA 9.11.040)

14. The development shall incorporate 5% of parking spaces as preferential parking for car pools and vanpools in extremely convenient locations. (MMRP)

15. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March Business Center Design Guidelines and the March JPA Development Code. If requirements differ, the proposed signage shall meet the stricter of the provisions. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)

16. All new and existing utilities located on the site shall be under grounded. (MJPA 9.13.130)

17. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)

18. All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the Biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

19. Preconstruction surveys will be conducted for burrowing owls prior to grading. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above. (MMRP)

20. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal. Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials.

Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval. (MMRP)

21. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP) On September 23, 2019, WMWD provided a Water and Sewer Availability Request letter stipulating the conditions in order for WMWD to provide public water and sewer service.

22. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP) On January 30, 2017, WMWD provided Conditions of Approval for the project.

23. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

24. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

25. Applicant shall include Mitigation Measures Compliance Checklist for the Project on Construction Plans for Planning Department Staff review and sign-off.

26. Applicant shall abide by the biological requirements of the Compensatory Mitigation and Monitoring Plan (CMMP) for Meridian lots adjacent to the Conservation Easement.

Planning Conditions to be Performed Prior to Grading Permit Issuance:

27. Prior to grading permit issuance, the Applicant shall submit street improvement plans to the Riverside County TLMA Department for the driveway approach and traffic diverter island within the Riverside County right-of-way along Van Buren Boulevard.

28. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval. Prior to the issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

Planning Conditions to be Performed Prior to Issuance of Building Permit:

29. Prior to building permit issuance, the Project Applicant must submit all required documentation as per Section 9.14.090 "Final Land Division Maps" of March JPA's Development Code to the March JPA Engineering department for review and approval. The final parcel map will require discretionary approval by the Joint Powers Commission prior to recordation.

30. Prior to recording the Final Map, the Applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) providing for shared parking, reciprocal access and shared maintenance of common areas. The CC&R's shall be considered by the March JPA Commission concurrently with the Final Map. Prior to Certificate of Occupancy evidence shall be provided to the MJPA Planning Department that the CC&R's have been recorded with the Riverside County Clerk's office.

31. Prior to building permit issuance, the Project Applicant must contribute its fair-share towards the future traffic signal at Meridian Parkway and Economic Drive. A traffic signal warrant analysis was prepared and the estimated fair-share fee is $14,423, which will be deposited as an in-lieu fee until the time the traffic signal is warranted.

32. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV.H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

33. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 shall comply with the Hazards and Hazardous Materials Mitigation Measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

34. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

35. Prior to issuance of building permits, the developer shall provide to the Planning Director written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.

36. Prior to issuance of building permits, screening details for roof top equipment shall be submitted for Planning Division review and approval as a component of the construction plan review. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. (MJPA Design Guidelines)

37. Prior to issuance of building permits, the Planning Division shall review and approve a computer generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location,

and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of outdoor areas shall be limited to high pressure or low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot2 illumination beyond the property line. (MJPA 9.08.100) The incorporation of LED lighting is permitted as long as the lighting does not exceed 2,700 Kelvin.

38. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by Planning Department prior to issuance of the building permits.

39. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

40. Prior to the issuance of a Certificate of Occupancy, an 11-foot wide LLMD easement is to be recorded on the property along Economic Drive.

41. Prior to the issuance of a Certificate of Occupancy, a blank easement for access shall be conveyed for access so that the LLMD maintenance team can perform routine maintenance to the 15-foot LLMD easement along the northerly boundary.

42. Prior to Certificate of Occupancy, Final Parcel Map 37744 shall be recorded with the Riverside County Clerk's Office.

43. Prior to the issuance of a Certificate of Occupancy, pedestrian-scale lighting shall be provided within the Project lots fronting Van Buren Boulevard as per the requirements of page III-19 of the Meridian North Campus Specific Plan (SP-5).

44. Prior to the issuance of a Certificate of Occupancy, the driveway aprons are to include a similar design pattern to that of the MS Van Buren II and MS Van Buren 1 driveway aprons.

45. Prior to the issuance of a Certificate of Occupancy, the 12-foot high masonry wall is to be designed similar to the detail found on page 36 of the Meridian North Campus Specific Plan SP-5:

    https://marchjpa.com/documents/docs_forms/1252018_Final_Meridian_NCampus_SpecPlan_AmendSP5.pdf

46. Prior to the issuance of a Certificate of Occupancy, all proposed fences will be designed similar to the detail found on page 36 of the Meridian North Campus Specific Plan (SP-5):

    https://marchjpa.com/documents/docs_forms/1252018_Final_Meridian_NCampus_SpecPlan_AmendSP5.pdf

47. Prior to the issuance of a Certificate of Occupancy, the project Applicant shall prepare and submit a Sign Permit application to the MJPA Planning Department for review and approval.

48. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site or off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP) This measure is not warranted until a tenant is specified and tenant improvement plans have been submitted for review by March JPA.

49. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance. (MJPA Ord.).

50. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained. (MEIR)

51. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets, commercial gas meters and backflow devices shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)

52. Prior to Certificate of Occupancy, each development incorporating truck docks or roll-up doors shall provide a minimum 6-sq/ft. sign identifying the approved truck route plan at all service driveway locations. (MMRP)

53. Prior to Certificate of Occupancy, each development incorporating truck dock doors shall install one 6-square foot sign for every two roll-up doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building level in a manner to clearly convey the maximum diesel idling time. (CARB)

54. Prior to Certificate of Occupancy, "No Truck Access" striping will be provided onsite to discourage trucks from exiting the site and traveling west along Van Buren Boulevard.

55. Prior to Certificate of Occupancy, "No Truck Access" signage will be posted onsite to discourage trucks from exiting the site and traveling west along Van Buren Boulevard.

Landscape Provisions (Timing Varies)

56. Prior to Landscape Permit Issuance, the landscape plans will require a detail review by the Rivers and Lands Conservancy to assure that any of the selected plantings are not invasive to the adjacent conservation/habitat area.

57. Prior to Certificate of Occupancy, the developer is to install African Sumac trees 45-feet on-center and Acacia Redolens ground cover or other trees/ground cover species determined by Rivers and Lands Conservancy within the 15-foot wide LLMD landscape easement adjacent to the conservation area.

58. Prior to Certificate of Occupancy, the developer is to install 4 irrigation stations (2 stations for trees and 2 stations for the groundcover) or as needed for proper coverage at the southwest corner of the site to irrigate the 15-foot wide LLMD landscape easement.

59. All landscape located adjacent to parking areas shall be protected by a raised 6" extruded curb. (MJPA Design Guidelines)

60. The Project is to provide a 6" concrete mow curb on property line along LLMD border and remove the temporary plastic border as detailed on the preliminary landscape drawings prepared by Hunter Landscape.

61. LLMD maintenance manager shall review the proposed landscape and handicap accessible paths proposed from the public right-of-way through the LLMD area and onto the Project site as detailed on the landscape plans.

62. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

63. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD. #16-03).

64. All on-site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP)

65. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

66. The facility shall incorporate an on-site green/landscape waste recycling/mulching area, or as an option the facility operator may identify in writing how green/landscape waste is recycled off-site. (MMRP)

67. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) manager at (951) 656-7000 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager.

68. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 40 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

69. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an "as built" drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.

70. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty four (24) hours to ensure LLMD plant material does not incur additional damage or loss or a $500 fine per day will be accessed until completed. Alternatively, the MJPA can have their LLMD contractor repair any damage and the bill owner directly at the request of the owner.

71. All LLMD plant material damaged shall be replaced with like sized material within three (3) business days unless an extension is approved, in writing, by the LLMD manager.

72. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or LLMD landscape easement areas.

73. No contractor parking will be allowed on the MJPA streets at any time during construction.

74. No construction personnel or subcontractors may conduct their break time in the LLMD area. Cost for damages will apply as per COA 69.

75. No Certificate of Occupancy will be issued until all LLMD irrigation and/or plantings are restored in-kind and to the satisfaction of the MJPA Operations Director and any outstanding fines are paid in full.

76. Prior to any wall and fence construction or encroachment into the LLMD, the MJPA must be notified for LLMD pre-inspection and schedule of work.

NPDES Provisions (Timing Varies)

77. Prior to a certificate of occupancy, consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

78. Prior to the issuance of grading or building permits, the developer shall submit evidence of an approved Storm Water Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.

79. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

80. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

81. Prior to the issuance of building permits, the developer or developer's successor-in-interest applicant shall submit and receive approval of a Storm Water Management Plan addressing long term development storm water mitigation measures.

82. The future site user is responsible for obtaining a NPDES General Industrial Activities Permit (Order No. 97-03-DWQ, CAS000001) for businesses that have applicable Standard Industrial Codes (SIC code).

83. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the grass lined bio-swales. The Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies)

Projects shall provide short- and long-term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). ~~Project shall also provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces)~~. The MS Prime Six project is not designed to accommodate a larger employer of 80 employees or more as the site will be subdivided into 5 different lots with its own parking. The largest number of parking

stalls will be attributed to Building 4 at 30 stalls. Due to the project design, this mitigation measure is not applicable. (MMRP)

84. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

85. Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). (MMRP)

86. Project shall install Energy Star labeled roof materials. (MMRP)

87. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)

88. Developer shall consider an increase of exterior wall insulation and roof insulation over Title 24 requirements; however, a specific percent increase is not required. (MMRP)

89. Prior to issuance of a grading or building permit, the Construction Contractor shall submit a Construction Management Plan identifying compliance with all construction mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

90. All construction activities shall be limited to between 7:00 am and 8:00 pm as feasible. (MEIR)

MJPA BUILDING AND SAFETY DEPARTMENT

91. Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building & Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.

92. Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

Building and Safety submittal's required at first plan review:

(4) Architectural Plans

(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information:

93. All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

94. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department, division, or agency prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety job card.

95. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.

96. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.

97. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

98. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.

99. Building & Safety, (Willdan Engineering) will inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for exterior light standards as well as disabled accessibility from the right of way to the building and the disabled parking stalls. Sewer installation outside the building and water supply line installation up to the property line at right of way, contact 909-963-8045. Please note that Western Municipal Water District will also need to inspect both on and off site water, contact (951) 571 7204. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

100. Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions:

101. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's to March JPA; this also includes any school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

102. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or March JPA.

103. Prior to issuance of Building Permits, on-site water service shall be installed and approved by the responsible agency. On-site fire hydrants shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

104. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and set backs of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.

105. Prior to issuance of building permits, provide Building & Safety with a will service letter from Western Municipal Water District.

106. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

107. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of his or her certifications and a copy of their driver's license before the start of work as an inspector on the project. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

108. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued and the plans are approved. No temporary certificate of occupancy will be granted prior to the building and site being 100 percent complete.

109. All unused construction materials shall be recycled using March JPA's Franchise Hauler. Prior to the certificate of occupancy, the building inspector will request copies of all recycling receipts.

110. Prior to certificate occupancy, the Developer/Owner shall obtain a meter release from Building & Safety for testing the fire sprinkler system as well as the electrical systems in the building. If the building has multiple electrical meters, only the house meter will be released until such time the entire project is complete and has approval for occupancy by all departments and divisions. Suite electrical meters will be released when the Developer/Owner applies for electrical meter release and a certificate of occupancy is issued for that suite. If the Developer/Owner applies for an electrical meter for an empty suite after the project is complete, a certificate of occupancy will be granted for the shell-only use with no tenant.

111. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel, building to building, shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11B.

MJPA PUBLIC WORKS DEPARTMENT

In a letter dated September 26, 2019, Trilake Consultants provided the following Conditions of Approval for the project: With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards

and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department, and Western Municipal Water District Standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

112. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of the project:

a. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

   The project site and building design shall consider the water table. The design of the site and the building shall be reviewed and approved by the Building Department.

c. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and RCFC for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

d. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to the Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

e. The "first flush" basins shall be private and located onsite and properly landscaped and screened as determined by Planning Department. The parkway on and offsite landscaping may be utilized for this purpose. These facilities shall be connected to existing drainage facilities with permits from the appropriate agency.

f. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

113. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to WMWD for review and approval.

114. This project shall join the existing landscape, lighting and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts.

115. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's for review and approval.

116. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with ADA requirements and standards.

117. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

118. The existing improvements along Economic Way and Van Buren are existing but require additional striping/signage as approved by the JPA and Riverside County Transportation Department (RCTD).

119. Prior to the issuance of Building Permit, the applicant shall pay its fair share for the future traffic signal at Economic Way and Van Buren estimated at $14,423. Construction of the proposed improvements over existing easements (if any) will require the appropriate agency approval.

120. Western access along Van Buren Boulevard shall be right in/out and approved by RCTD.

121. Reciprocal access easement for the use by individual parcels shall be shown on final map or recorded separately. JPA shall be given the right to use the driveways to access the existing landscape easement.

122. The final map shall be submitted to JPA for review and approval.

123. Access shall be restricted on Van Buren and shown on final map.

124. Prior to recordation of the map, monumentation shall be installed and accepted by JPA.

125. Any outdoor lighting shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

126. The following uses/activities are not included in the proposed project and shall be prohibited at the site.

(a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in a straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, daycare centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.

127. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice prior to or in conjunction with recordation of the final parcel map. In the event that the Office of Riverside County Assessor-Clerk-Recorder declines to record said notice, the text of the notice shall be included in the Environmental Constraint Sheet (ECS) of the final parcel map, if any ECS is otherwise required.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b) (13) (A)

128. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced to prevent large expanses of contiguous canopy, when mature. Trees and bushes shall no produce fruit, seeds, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORM WATER MANAGEMENT" brochure available at the RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping may be recommended by a qualified wildlife hazard biologist.

129. March Air Reserve Base must be notified of any land use having electromagnetic radiation component to assess whether a potential conflict with the Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

130. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

131. This project has been evaluated for 91,987 square feet of manufacturing/office area. Any increase in building area or change to uses other than offices, manufacturing, storage, and/or warehousing will require review by the Airport Land Use Commission.

132. The Federal Aviation Administration has conducted aeronautical studies of the proposed buildings (Aeronautical Study No. 2019-AWP-8325 through 2019-AWP-8329-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

133. The proposed buildings shall not exceed a height of 33 feet above ground level and a maximum elevation at top point of 1,624 feet above mean sea level.

134. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

135. Temporary construction equipment used during actual construction of the building shall not exceed 33 feet in height and maximum elevation of 1,624 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

136. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHAL

On May 22, 2019, the Riverside County Fire Department, Office of the Fire Marshall provided a letter detailing that the department has conditionally approved this project and requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

137. . Prior to issuance of a Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 903)

138. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a monitored manual/automatic fire alarm system in accordance with the CFC Section 907. Plans shall submitted and approved by the Office of the Fire Marshal prior to installation (CFC Section 907)

139. Prior to issuance of a Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. (CFC 505.1)

140. Prior to the issuance of a Certificate of Occupancy or Building Final, the applicant/developer shall be responsisble for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from the Office of the Fire Marshal. (CFC 105)

141. Prior to the issuance of a Certificate of Occupancy, approval shall be required from the Office of the Fire Marshal to maintain, store, uses, or handle hazardous materials regulated by the fire code and to install equipment used in connection with such activities. (CFC 105)

142. Prior to issuance of Building Permit, plans for an emergency responder radio coverage system in accordance with Riverside County Fire Department policy shall be submitted to the Office of the Fire Marshal for review and approval. (CFC 510.1)

143. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

144. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow.

145. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

146. During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

147. If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

148. Prior to the issuance of Building permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

149. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

150. Fire apparatus access roads shall have an unobstructed width of no less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

151. Prior to the issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

152. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)

153. Prior to issuance of Certificate of Occupancy or Building Finla, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)

154. Prior to issuance of Building permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

- The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

155. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

156. Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

157. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal.

In a letter dated September 23, 2019, Western Municipal Water District provided the following conditions of approval:

158. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

159. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to the installation of any water meter.

160. Proposed facilities for water, sewer, recycled water service, as well as onsite irrigation facilities must be designed by a Registered Civil Engineer, and reviewed and approved by Western. Deposit for plan check must be received prior to plan submittal and deposit for inspection must be received prior to plan submittal and deposit for inspection must be received prior to approval of the plans.

161. Western, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

162. The property is located within the 1837 and 1900 Pressure Zones. Currently, Western has an existing 18-inch water pipeline located in Van Buren Blvd. and Economic Dr. for service connection to the proposed project. There is an existing 2" recycled water lateral available to connect to for service.

163. Western has a tentative 12-inch recycled water pipeline in Van Buren Blvd. for service connection to the proposed project. There is an existing 2" recycled water lateral available to connect to for service.

164. Western has a tentative 12-inch sewer pipeline in Van Buren Blvd. for service connection to the proposed project. There is an existing 8-inch sanitary sewer lateral available to connect to for service.

165. Any existing service laterals not utilized to serve the proposed project are required to be abandoned back to the main per Western Standards.

166. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer, and/or Recycled Improvement Plans.

167. Preliminary water, sewer and/or recycled water plans shall show the following items:

a. Delineate all existing utility facilities (i.e. pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc…

b. Delineate all easements within project boundaries.
c. Delineate all proposed and existing lots, streets, and storm drains.
d. Delineate all proposed water, sewer, and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

168. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans.

169. Water, Sewer and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at:

http://www.wmwd.com/162/Developer-Handbook

170. Water, Sewer and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for Submittal formats and requirements online at:

http://www/wmwd.com/DocumentCenter/Home/View/237

171. Developer to submit grading plans for Western's review and approval before grading permit is issued.

172. The developer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

173. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of a pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

174. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

175. Contact Western's Development Services Department at (951) 571-7100.

UNITED STATES POSTAL SERVICE

176. Prior to the issuance of certificate of occupancy, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

STANDARD MARCH JPA OPERATION MITIGATION MEASURES

To be placed on the cover sheet of all construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 10a

Meeting Date: November 13, 2019

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS PRIME SIX PROJECT 1) ADOPT RESOLUTION #JPA 19-25 FOR AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); 2) ADOPT RESOLUTION #JPA 19-26 APPROVING GENERAL PLAN AMENDMENT (GP 19-01); APPROVE PLOT PLAN AMENDMENT (PP 17-04, AMENDMENT 1) FOR 5 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 97,467 SQUARE FEET OF DEVELOPMENT ON 7.12 ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMITS (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) AND (CUP 19-05) TO ALLOW BUILDING 1 THROUGH BUILDING 5 TO OPERATE AS BUSINESS ENTERPRISE USE WITHIN THE MIXED USE ZONE; 3) INTRODUCE AND WAIVE THE FIRST READING OF ORDINANCE #JPA 19-04 APPROVING MERIDIAN NORTH CAMPUS SPECIFIC PLAN NO. 5, AMENDMENT NO. 5 (SP 19-01, A5) AND DIRECT STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Recommended Actions:

1. Adopt Resolution #JPA 19-25 for an addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH# 2009071069); and

2. Adopt Resolution #JPA 19-26 approving General Plan Amendment (GP 19-01), approve Plot Plan Amendment (PP 17-04, Amendment 1) for 5 speculative buildings with a combined total of 97,467 square feet of development on 7.12-acres, subject to Conditions of Approval; approve Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) to allow Building 1 through Building 5 to operate as Business Enterprise uses within the Mixed Use Zone; and approve Tentative Parcel Map 19-01 (TPM 19-01) to subdivide Unit 4, Lot 12 into five (5) standalone parcels; and
3. Introduce and Waive the First Reading of Ordinance #JPA 19-04, approving the Meridian North Campus Specific Plan No. 5, Amendment No. 5 (SP 19-01, A5) and direct staff to place this item on a future Commission agenda for a second reading and formal adoption; and
4. Direct staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines.

Applicant: MS Prime Six c/o Silagi Development

Background:

On April 22, 2019, the Applicant submitted the following applications for consideration:

- **General Plan Amendment (GPA 19-01)**: A proposal to amend the General Plan Land Use Map in order to accommodate the proposed zone change as part of the Specific Plan Amendment as described below.
- **Specific Plan Amendment (SPA 19-01, Amendment 5):** A proposal to amend the Meridian North Campus Specific Plan SP-5 in order to modify text and figures as part of the applicant's proposal to re-zone Unit 4, Lot 9 and Unit 4, Lot 12 from their existing Office (OF) zoning designations to the Mixed Use (MU) zoning designation.
- **Plot Plan Amendment (PP 17-04, Amendment 1):** A proposal to amend the previously approved Design Plan 17-04, which entitled a two-story office building comprised of 74,922 sf, for the development of five concrete tilt-up buildings ranging from 15,115 sf to 22,036 sf for a total of 91,987 sf on Unit 4, Lot 12.
- **Conditional Use Permits (CUP 19-01 through 19-05):** In conjunction with the Plot Plan Amendment application (PP 17-04, A1), the applicant is seeking the approval of five (5) conditional use permits in order to allow Buildings 1 through 5 of Unit 4, Lot 12 to potentially operate as a Business Enterprise use which is considered a conditionally permitted use in the MU zoning district.
- **Tentative Parcel Map (TPM 19-01):** As part of proposed project, the Applicant wishes to further subdivide Unit 4, Lot 12 into five (5) separate parcels pursuant to the Subdivision Map Act by filing a Tentative Parcel Map application.

Technical Advisory Committee (TAC):

The MS Prime Six project went before the TAC on October 7, 2019. Provided below is a summary of changes made to the project discussed at the November 04, 2019 meeting. No additional changes were requested following the November 04, 2019 TAC meeting.

Traffic: At the request of City of Moreno Valley TAC member, MJPA staff routed the MS Prime Six traffic documents to the County of Riverside and cities of Riverside and Moreno

Valley for review. After further technical review, the cities and county determined that no additional changes were required and the traffic analysis conducted for the project was sufficient.

Building Elevations: At the request of City of Perris TAC member, additional glass was recommended to be added to the south elevation of Building's 1 through 3 and building end caps. As a result, the building elevations were revised and routed to the City of Perris for further review. In an email dated October 22, 2019, City of Perris staff acknowledged support with the revised building elevations. Provided as Attachment 2 A (11) is the revised building elevations.

Fences/Screen walls: At the request of City of Riverside TAC member, additional clarification was requested on the location of the proposed onsite fencing and whether any outdoor storage is permitted. Attachment 2 A (10) depicts the locations of the proposed 12-foot high screen wall and 8-foot high fence. For consistency with other projects in the Meridian development area, all onsite screen walls and fences must be consistent with the MJPA standard detail found in Attachment 2 A (13). The proposed project is designed as five speculative buildings with no tenants known. Any outdoor storage would require the approval of a Conditional Use Permit by the Joint Powers Commission.

[FIGURE ON FOLLOWING PAGE]

FIGURE 1: PROJECT LOCATION



General Plan Amendment Overview:

March JPA's General Plan was adopted in 1999 to design and implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Force Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the Project property as appropriate for an Office use, as identified by Resolution #JPA 03-02. However, the applicant is proposing an amendment to the General Plan Land Use Map in order to modify the zoning of the Unit 4, Lot 9 and Unit 4, Lot 12 from its existing Office zoning designation to the Mixed Use zoning designation. Figure's 2 and 3 below illustrate the existing and proposed zoning designations for these parcels.

FIGURE 2: EXISTING GENERAL PLAN LAND USE MAP

MARCH BUSINESS CENTER – SPECIFIC PLAN AMENDMENT

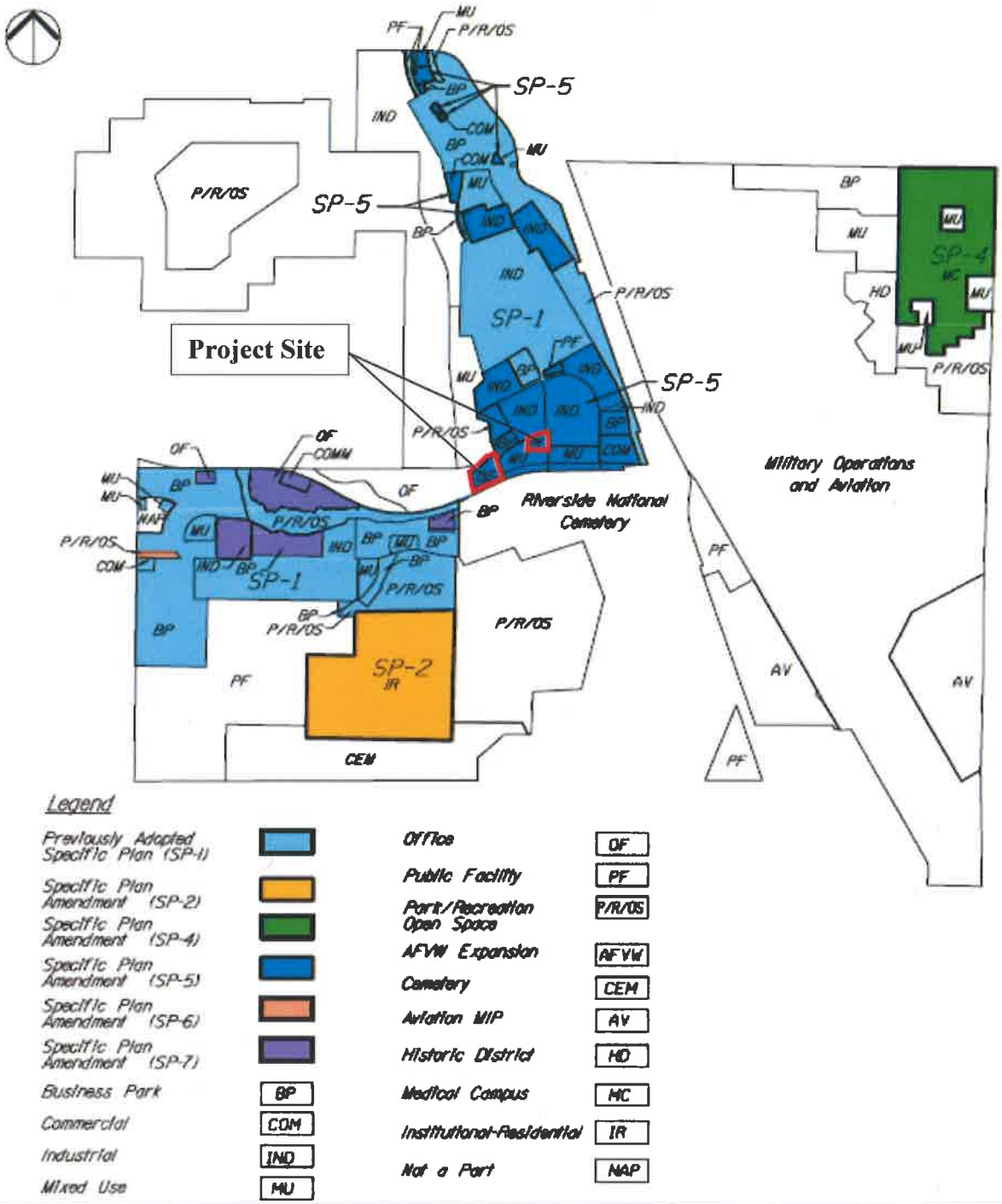


FIGURE II-3

EXISTING GENERAL PLAN LAND USES

Preparation Date: November 7, 2019

FIGURE 3: PROPOSED GENERAL PLAN LAND USE MAP

MARCH BUSINESS CENTER - GENERAL PLAN AMENDMENT

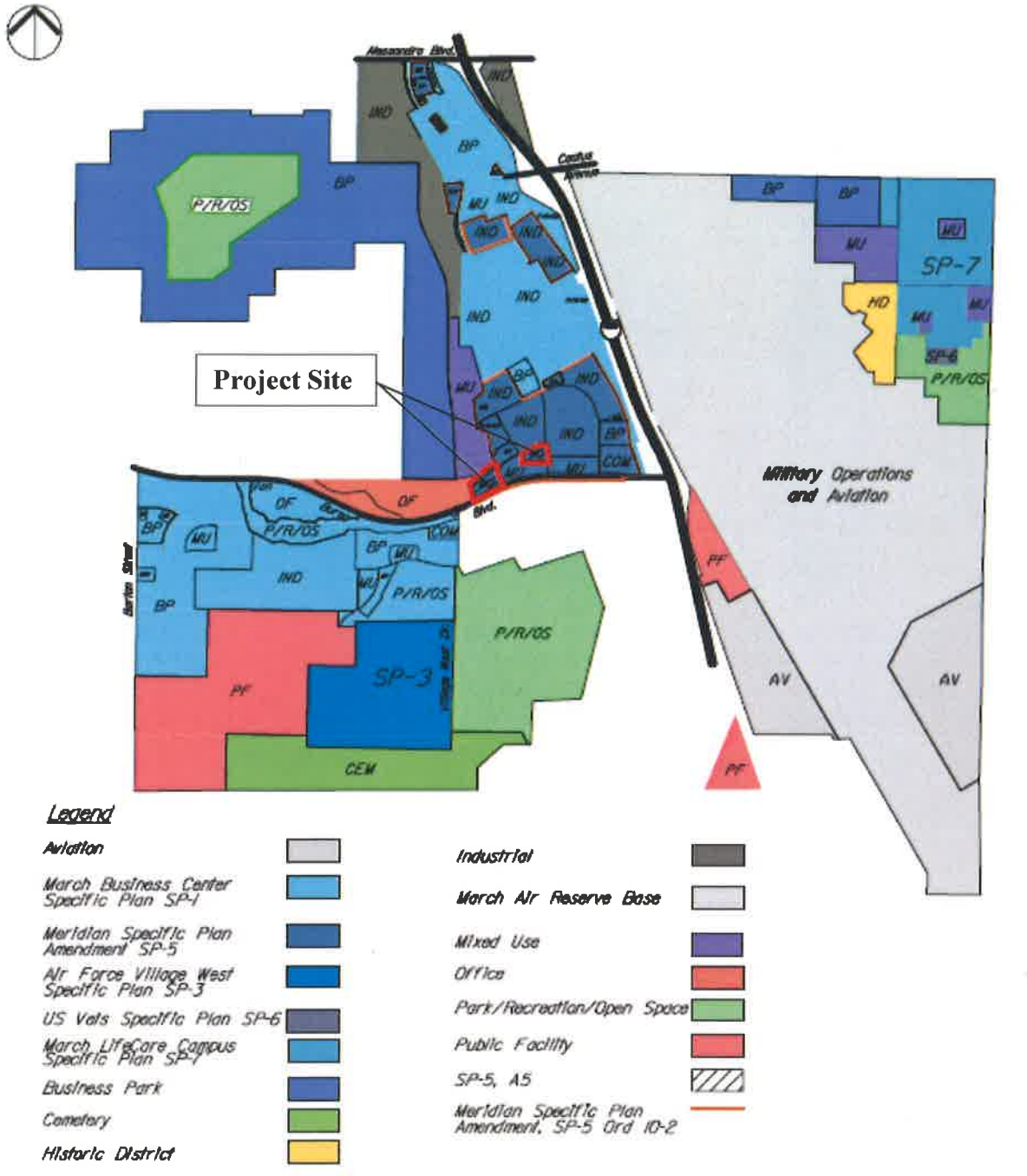


FIGURE II-3A

PROPOSED GENERAL PLAN LAND USES

Preparation Date: November 7, 2019

To account for the proposed change in zone, Table I-I "Buildout March JPA Planning Area Proposed with SP-5, A4" of the General Plan will need to be updated in order to shift the projected square footage from the Office zoning designation to the Mixed Use zoning designation. Specifically, 10.10-acres of Office would be shifted to Mixed Use for a total of 116.05-acres and 991,730 sf of Office and 108.95-acres or 1,302,270 sf of Mixed Use. Table I-I of the March JPA General Plan is provided in Track Changes below to clearly show the proposed shift in gross acres and building capacity from Office (OF) to Mixed Use (MU).

FIGURE 4: EXISTING TABLE I-I "BUILDOUT MARCH JPA PLANNING AREA PROPOSED WITH SP-5, A5"

TABLE 1-1
BUILDOUT MARCH JPA PLANNING AREA
PROPOSED WITH SP-5, ~~A4~~A5

		Intensity		
	Acres			
Land Use Designation	GROSS	MAX	AVG	Buildout Capacity sf
INDUSTRY				
Business Park	1,313	0.75	0.20	11,115,000
Industrial	624	0.60	0.15	7,827,000
			SUBTOTAL	18,942,000
COMMERCE				
Medical Campus (a)	236	1.25	0.39	4,000,000
Office	~~126.15~~116.05	0.75	0.30	~~1,116,587~~991,730
Mixed Use	~~98.85~~108.95	0.60	0.27	~~1,177,413~~1,302,270
Commercial	43	0.60	0.30	222,000
			SUBTOTAL	6,516,000
PUBLIC				
Park/Recreation/Open Space	789	0.25	0.002	69,000
Public Facility	441	0.50	0.10	1,365,000
			SUBTOTAL	1,434,000
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000
Aviation	316	0.40	0.15	1,445,321
Historic District	58	2 du/ac	2 du/ac	111 units
AFVW	220	0.60	0.15	1,437,000
Cemetery Expansion	160	0.10	0.005	24,394
			SUBTOTAL	5,406,715 sf 111 units
			TOTAL	32,298,715 sf 111 units

(a) Medical Campus capacity does not include square footage allocated to parking garage
ac - acre sf - square feet du/ac dwelling unit per acre
FAR floor area ratio based on average intensity
Includes GPA 02-01, GPA 04-01, GPA-14-01, GPA- 15-02, ~~&~~ GPA 17-02 , & GPA 19-01

The proposed changes to both the General Plan Land Use Map and Table I-I are found consistent with the objectives of developing Mixed Use Land Uses within the March Business Center (Meridian) Development as identified in Resolution #JPA 19-26 (Attachment 2).

Specific Plan Amendment Overview:

The March Business Center Specific Plan was amended on July 21, 2010 ("Meridian Specific Plan Amendment") to revise the framework of development within a 257.7-acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

In addition to the proposed General Plan Amendment (GP 19-01), the Applicant is proposing an amendment to the Meridian North Campus Specific Plan (SP-5) in order to allow for a zone change on Unit 4, Lot 9 (a separate 2.98-acre parcel) and Unit 4, Lot 12 from its existing Office (OF) zoning designation to the Mixed Use (MU) zoning designation. In order to accomplish the zone change to these lots, the following changes to the Specific Plan will need to be accomplished:

> 1) to allow for a zone change of approximately 9.87-acres from SP-5 OF to SP-5 MU, 2) modify three figures in the Specific Plan; Figure II-3A "Proposed General Plan Land Uses" would be revised to identify the changes to the General Plan land uses proposed by the Project, Figure II-4A "Proposed Zoning Map for the North Campus" would be revised to identify the zoning changes proposed by the Project, and Figure V-4 "Proposed Planning Areas and Regions" would be revised to identify the zoning changes proposed by the Project. This Specific Plan Amendment, as attached to Ordinance #JPA 19-04, presents all revisions in a strike-through/underline format so the reader can quickly identify all changes from the previously adopted Specific Plan.

As per Senate Bill 18, Request for Consultation letters were circulated to seventeen (17) local Native American tribes identified on a list provided by the Native American Heritage Commission. The March JPA received six (6) tribal letters requesting government-to-government consultation. As a result, additional mitigation measures were added to the Cultural Resources section of the Initial Study for on-site monitoring by the Soboba tribe to occur during precise grading activities.

Development Overview:

Unit 4, Lot 12

On November 15, 2017, the March Business Center Design Implementation Committee approved Design Plan 17-04 for the development of a two-story approximately 74,922 square foot speculative office building to be located in the OF zoning designation of the Meridian North Campus Specific Plan (SP-5). The project was found to be consistent with the approved

Specific Plan development standards, March Business Center Design Guidelines and the Certified Subsequent Meridian Specific Plan EIR and Mitigation Measures. A comprehensive ministerial checklist was prepared and the project was found to be consistent with the Certified Environmental Impact Report for the Meridian Specific Plan (SCH#2009071069), March Business Center Design Guidelines and the Meridian Specific Plan (SP-5). A site plan of the previously approved Design Plan PP 17-04 is provided below.

FIGURE 5: PREVIOUSLY APPROVED DESIGN PLAN 17-04



The Applicant is now requesting an amendment to the previously approved Design Plan by proposing the development of five (5) speculative buildings designed as small warehouse in a business park setting. Building's 1 through 5 range in square footage at 15,115 sf to 22,036 sf and are designed to accommodate single tenants. Building height is proposed at 34 feet with no second floor or mezzanine. Additionally, each building offers one (1) grade level door and three (3) dock high doors.

Access to the Project site would be provided at two (2) locations, 1 right-in, right-out driveway off Van Buren Boulevard and 1 full turning movement driveway off Economic Way. In order to adhere to the March JPA Truck Route Ordinance #JPA 17-06, all trucks consisting of two-three axles leaving the Project site must head east on Economic Way. Additionally, "No Truck Access" striping and signage will be provided on site to assure trucks do not travel west from the Project site on Van Buren Boulevard. Condition of Approval #54 and #55 will ensure these requirements are met.

The Meridian Specific Plan (SP-5) identifies Van Buren Boulevard as a scenic corridor. Enhanced landscaping is proposed for the lots fronting the Boulevard which includes a 20-foot landscape easement on-site, a 6-foot landscape easement within the public right-of way, and an 8-foot wide multi-use trail. The proposed landscape is consistent with the landscape for the projects approved along Van Buren Boulevard. Additionally, pedestrian-scale lighting will be

provided also consistent with the other projects along Van Buren Boulevard. No outdoor storage is anticipated or proposed.

FIGURE 6: PROPOSED SITE PLAN

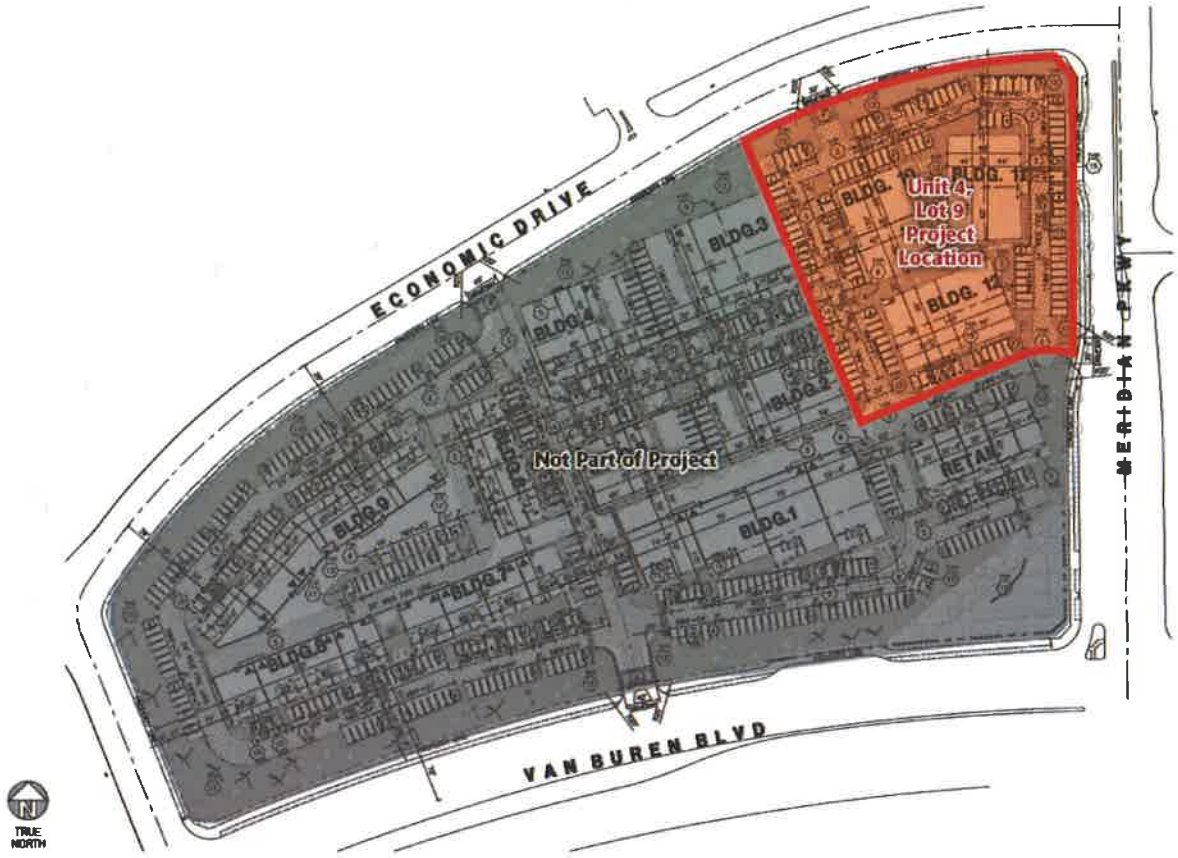


Unit 4, Lot 9:

The applicant is also proposing a Specific Plan Amendment and Zone Change to both Unit 4, Lot 12 and Unit 4, Lot 9. The development of Unit 4, Lot 9 was approved through Plot Plan 17-05 by the Joint Powers Commission on September 12, 2018. The applicant proposed minor changes to previously approved Plot Plan 17-05, specifically to Unit 4, Lot 9, to convert the two-story office building into 3 single-story office buildings. Accordingly, modifications were made to the building elevations, setbacks, parking layout, and landscaping. Per the March JPA Development Code 9.02.280, the March JPA determined that the proposed changes were in substantial conformance with Plot Plan 17-05. On April 11, 2019, the March JPA Planning Director approved Determination of Substantial Conformance No. 1 to Plot Plan 17-05and pursuant to CEQA and a Notice of Exemption was filed with the Riverside County Clerk's Office on April 11, 2019.

The development of Buildings 10, 11, and 12 located on Unit 4-Lot 9 were approved separately and are not included as a part of the proposed project. The requested zone change for Unit 4, Lot 9 from "Office" (OF) to Mixed Use (MU) would allow for Buildings 10, 11, and 12 to operate with a range of permitted uses for the Mixed Use (MU) zone. Figure 7 below shows the approved site plan for the Unit 4, Lot 9 development.

FIGURE 7: MS VAN BUREN II – DEVELOPMENT B PROJECT



Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	**General Plan Designated: Mixed Use**	**Recorded Conservation Easement**
West	General Plan Designated: Office	Recorded Conservation Easement
South	**Federal Property**	**Riverside National Cemetery**
East	Meridian North Campus (SP-5)/Mixed Use	Approved Mixed Use development comprised of 13 buildings

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area for Buildings	N/A	5 buildings with a combined total of 91,987 SF
Gross Site Area	30,000 square feet (minimum)	5 buildings with a combined total gross site area of 309,954 SF
Number of Buildings (range in size)	N/A	**5 Buildings** Building 1: 15,115 SF Building 2: 18,594 SF Building 3: 19,931 SF Building 4: 22,036 SF Building 5: 16,311 SF
Floor Area Ratio (Maximum)	40%	29.6%
Setbacks	**Mixed Use:** Front Yard-20 ft. Interior Side Yard- 0 ft. Street Side Yard- 15 ft. Rear Yard- 10 ft.	**Mixed Use:** Front Yard- 120 ft. Interior Side Yard- 144 ft. Street Side Yard- 36.5 ft (Meridian Parkway) and 96 ft. (Economic Way) Rear Yard- 36 ft.
Landscape Required (Minimum)	20% or 61,991SF	31.4% or 97,467 SF
Building Height (Maximum)	**Mixed Use:** 50 feet/ Up to 3 stories	**Mixed Use:** 34 feet/ 1 story
Parking	108 stalls	131 stalls (of which 10 are designed as ADA parking stalls)

Traffic associated with the Specific Plan Amendment is managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located within Planning Area 6 and Planning Region C and accounted for 8,328 passenger car average daily trips (ADT), 7,539 external ADT and 294 truck ADT within the Specific Plan Amendment Area. The Meridian Specific Plan Amendment (SP-5) originally assumed Unit 4, Lots 12 would accommodate office uses only, which estimated a total of 3,893 daily trips and no truck trips. With the Applicant's proposal to amend the Meridian Specific Plan (SP-5) to rezone Unit 4, Lot 12 to Mixed Use, the potential users of the proposed buildings would become more diverse than what was analyzed. Thus, a traffic consistency assessment was completed by Kimley-

Horn and Associates dated July 11, 2019 to review the Project's consistency with the trips that were previously analyzed for Unit 4, Lot 12 in the Meridian (SP-5) FSEIR.

Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). Additional analysis was also conducted as a recent version of the ITE Trip Generation Manual was released since the preparation of the Meridian SPA. A comparison of the rates can be found in Attachment 2 A(16) concluding that the rates for the uses associated with the Project remained the same or reduced with the updated trip generation manual projections.

Due to the inherent design of the Project site and its proposed land uses, it was assumed that 2% of business park trips would be delivery trucks or other smaller trucks that may be diesel powered. These trips were accounted for in the trip generation by using a passenger car equivalent of 2.0 cars per two and three axle trucks. No four-plus axle trucks are anticipated.

Using the 2.0 Passenger Car Equivalent (PCE) scenario, the Project would generate 1,001 external passenger car ADT and 46 PCE in trucks trips, for a total daily trip generation of 1,047 PCE's. As discussed previously, the Meridian SPA originally assumed this lot would generate 3,893 gross ADT or 3,387 external ADT accounting for 13% of internal capture. Total remaining trips available to Planning Region C, Planning Area 6 is 138 external ADT and 185 truck trips, however with the approval of the Project, this Planning Area would be built-out. Based on the assessment of consistency, and the attached Initial Study, the proposed Project complies with the Trip Generation requirements of the Specific Plan Amendment, as listed below:

	External ADT	**Truck Trips**
Existing Remaining Planning Area Allowance	1,185	185
32,628 SF Office; 9,054 SF Retail; 5,970 SF Restaurant/Café; 114,389 SF of Business Park.	1,047 (1,001 external passenger cars + 46 truck PCEs)	23* Converted to 46 PCE (all external)
Remaining Planning Area Allowance After Project	138	185

The proposed development is consistent with the traffic monitoring plan and trip generation allowance designated for Planning Area 6, Planning Region C in the Meridian Specific Plan (SP-5) FSEIR.

At the request of the TAC, MJPA staff routed the MS Prime Six traffic documents to the County of Riverside and cities of Riverside and Moreno Valley for review. After further technical review, the cities and county determined that no additional changes were required and the traffic analysis conducted for the project was sufficient.

Additionally, the project is conditioned to pay its fair-share fee of $14,423 towards the future traffic signal to be located at Meridian Parkway and Economic Way. Condition of Approval (COA) #31 of the attached Exhibit B will require that the fair-share fee be paid prior to building permit issuance.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into five (5) speculative buildings for a mix of uses is consistent with the permitted uses allowed for this zoning district.

Conformance with March Business Center Design Guidelines:

The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the criteria:

Site Planning:
The proposed Project meets all minimum development standards. Specifically, the floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of warehouse uses. Federal Aviation Administration (FAA) Part 77 calculations were submitted to the FAA pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on July 29, 2019, the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structure "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan (WQMP) has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and the Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
Staff has reviewed the proposed building architecture, color palette and glazing, and has concluded that the proposed project complies with the requirements of the March Business Center Design Guidelines. The proposed speculative buildings will be constructed as concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural details include a metal canopy suspended over each building entrance.

Site Landscaping:
The Meridian North Campus Specific Plan (SP-5) requires a minimum of 20% of the Project site to be landscaped or 61,991 sf. The project site has exceeded the minimum landscape requirement by providing 31.4% of landscaping or 97,467 sf. Additionally, all landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping and the Compensatory Mitigation and Monitoring Plan (CMMP) as this project

site is adjacent to the recorded Least Bell's Vireo habitat area. Therefore, all landscape proposed must be non-invasive, native species. It is determined that the proposed drought tolerant landscape palette is consistent with the landscape requirements of the Meridian North Campus (SP-5) and the CMMP.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, Project signage has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage. A future sign program/sign permit application is required (COA #15) prior to the issuance of a sign permit or the placement of any signage at the site.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon) that meet the following standards:

- High pressure or low-pressure sodium lighting;
- Maximum of 750 watts;
- Maximum fixture height of 25' above finished grade; and
- Maximum lighting of 0.5 candle/foot^2 at the property line.

LED lighting is also permitted; however the LED lighting must be at or within 100 Kelvin of 2,700 Kelvin. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines and the CMMP during the time of construction plan submittal. All proposed lighting will be required not to spill out into the conservation easement.

Airport Compatibility:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian North Campus Specific Plan Amendment (SP-5). The proposed development is located in Compatibility Zone C1. Compatibility Zone C1 is considered the Primary Approach/Departure Zone with an average 100 people/acre and 250 people/in the most concentrated single acre. The proposed Project was submitted and reviewed by the Riverside County Airport Land Use Commission (ALUC). On October 10, 2019 the Riverside County Airport Land Use Commission found the Project "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with Conditions. Provided as an Attachment 2 A (25) is a copy of the memo from the Riverside County ALUC regarding the consistency determination for ZAP1382MA19.

Conditional Use Permits (CUP 19-01) through (CUP 19-05):

The Applicant is pursuing the approval of five (5) Conditional Use Permits to allow speculative building's one (1) through five (5) to potentially operate as a Business Enterprise use in the Mixed-Use zone. Business Enterprise uses are considered a conditionally permitted use in the Mixed-Use zone and requires a Conditional Use permit. The March Joint Powers

Commission has the authority to grant the Conditional Use Permits following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because* the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan (SP-5); and

2. *The proposed Project complies with all applicable zoning and other regulations because* the Project complies with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. *The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because* the Project is consistent with Chapter 9.05 (Industrial Districts), Chapter 9.13 (Specific Plan) and the Meridian Specific Plan Amendment (SP-5). The Project will include Business Enterprise and Business Park uses and shall be limited to 100 average people/acre and 250 people/single-acre since the Project is located in Airport Compatibility Zone C1 as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. *The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity* as the Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

Tentative Parcel Map (TPM 19-01):

The Applicant is pursuing the approval of a Tentative Parcel Map (TPM 19-01) for the subdivision of Unit 4, Lot 12 of Tentative Map 30857-4 into five (5) separate parcels. The March Joint Powers Commission has the authority to grant the Tentative Parcel Map request following public notice and a public hearing pursuant to March JPA Development Code Section 9.14.050, Section 9.14.070, and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Tentative Parcel Map:

1. *The Tentative Parcel Map 19-01 (TPM 19-01) is consistent with the March JPA General Plan and the Meridian North Campus Specific Plan (SP-5) because* the Project site is designed to minimize land use conflicts and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion; and

2. *The design or improvement of the Tentative Parcel Map 19-01 (TPM 19-01) is consistent with applicable March JPA General Plan and Meridian North Campus Specific Plan (SP-5) because* the Project site is designed in accordance with Section G. Development Regulations of the Specific Plan; and

3. *The site of the Tentative Parcel Map 19-01 (TPM 19-01) is physically suitable for development because* the Project proposes the development of five buildings for uses such as Business Enterprise and Business Park to be located in the Mixed Use zoning designation of the Meridian Specific Plan (SP-5).

4. *The design of Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause substantial environmental damage to or substantially unavoidably injure fish or wildlife or their habitat because* no development would occur within any significant habitat or impact a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community; and

5. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) or its proposed improvements are not likely to cause serious public health problems because* all development and public improvements will be performed per the applicable standards and codes, while promoting the safe use of alternative transportation modes; and

6. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because* no such easements currently exist within the Project site; and

7. *Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965*; and

8. *The Tentative Parcel Map 19-01 (TPM 19-01) and the associated design and improvements are consistent with all applicable ordinances* as the Project is designed consistent with the provisions and standards of the Meridian North Campus Specific Plan (SP-5) previously adopted by ordinance through the Joint Powers Commission; and

9. *The design of the Tentative Parcel Map 19-01 (TPM 19-01) provides a shift in land uses* to more efficiently accommodate Mixed Use; and

10. *The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel Map 19-01 (TPM 19-01) will not cause a violation of existing requirements prescribed by the local water quality control board because* the Project will improve existing sewer system capacity to support local and regional growth; and

11. *The effect of the Tentative Parcel Map 19-01 (TPM 19-01) on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources because* the Project facilitates the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities.

CEQA Analysis:

Master Environmental Impact Report (EIR)

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan, were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat)

solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan North Campus, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revised the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identified a temporary sewer lift facility near Unit 4, lot 3; incorporated Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigured lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporated the former Arnold Heights School site into the March Business Center Specific Plan North Campus; created Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removed the eastern portion of Street F; developed a new east/west private street along the south side of new lot 16; modified Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; removed cul-de-sacs serving office lots located along the north side of Van Buren Boulevard and relocated access via Street F; analyzed three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modified the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-

specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

CEQA and the State Guidelines for Implementing CEQA ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies:

(1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify the ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 19-25 for an addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH# 2009071069); and
2. Adopt Resolution #JPA 19-26 approving General Plan Amendment (GP 19-01), approve Plot Plan Amendment (PP 17-04, Amendment 1) for 5 speculative buildings with a combined total of 97,467 square feet of development on 7.12 acres, subject to Conditions of Approval; approve Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05) to allow Building 1 through Building 5 to operate as Business Enterprise use within the Mixed Use Zone; and approve Tentative Parcel Map 19-01 (TPM 19-01) to subdivide Unit 4, Lot 12 into five (5) standalone parcels; and
3. Waive the First Reading of Ordinance #JPA 19-04, approving the Meridian North Campus Specific Plan No. 5, Amendment No. 5 (SP 19-01, A5) and Direct Staff to place this item on a future Commission agenda for a second reading and formal adoption; and
4. Direct staff to file a Notice of Determination pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 19-25 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069);
   Exhibit A: Initial Study
   Exhibit B: Addendum
   Exhibit C: Initial Study Technical Studies available at the office of March JPA (also available in separate electronic copy)
2) Resolution #JPA 19-26 Approving General Plan Amendment (GPA 19-01), Plot Plan (PP 17-04, Amendment 1), Conditional Use Permits (CUP 19-01), (CUP 19-02), (CUP 19-03), (CUP 19-04) and (CUP 19-05), and Tentative Parcel Map (TPM 19-01), subject to Conditions of Approval.
   Exhibit A: Project Entitlements
   1) Existing General Plan Land Use map
   2) Proposed General Plan Land Use map
   3) Table I-I of March JPA General Plan
   4) Existing Meridian (SP-5) zoning map
   5) Proposed Meridian (SP-5) zoning map
   6) Applicant's narrative
   7) Previously approved site plan
   8) Proposed Site Plan
   9) ProposedArchitectural Drawings
   10) Fence and Screen Wall Exhibit
   11) Proposed Colored Building Elevations
   12) Proposed Landscape Plans
   13) MJPA Standard Fence and Screen Wall Detail
   14) Proposed Preliminary Grading and Drainage Plans
   15) Tentative Parcel Map 19-01
   16) Traffic Consistency Memo dated July 11, 2019
   17) FAA – Determination of No Hazard to Air Navigation letters dated July 29, 2019
   18) WMWD Conditions of Approval dated September 23, 2019
   19) Willdan Building and Safety Conditions of Approval dated January 30, 2017
   20) Trilake Consultants Conditions of Approval dated September 26, 2019
   21) Riverside County Fire Department Planning Conditions dated May 22, 2019
   22) Preliminary Water Quality Management Plan approval letter dated August 30, 2019
   23) VRPA Transportation Consultants letter dated May 28, 2019
   24) Riverside County TLMA letter dated September 28, 2017
   25) Riverside County ALUC ZAP1382MA19 Consistency Letter dated October 17, 2019

   Exhibit B: Conditions of Approval

3) Ordinance #JPA 19-04
   Exhibit A: Meridian North Campus Specific Plan Amendment No. 5, Amendment No. 5 (SP-19-01, A5)
4) Notice of Determination
5) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (also available as an electronic copy)