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Chapter 1 Introduction

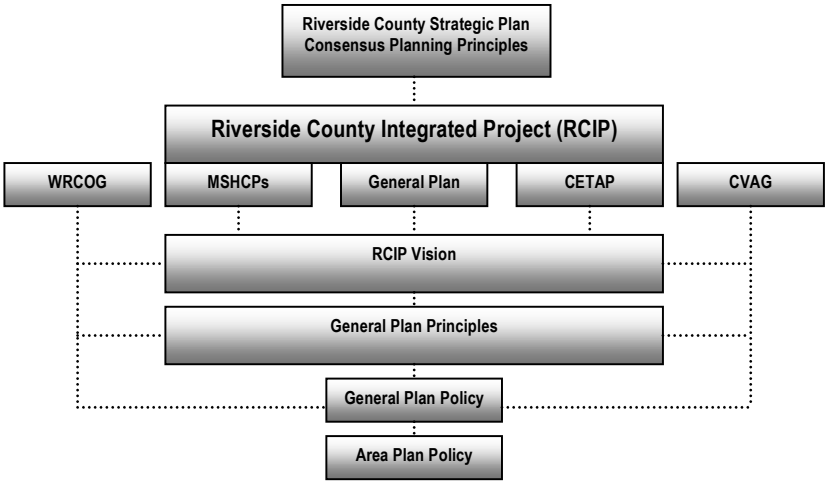
The Origin: Setting the Stage for the General Plan

Two powerful and consistent messages were voiced by the residents of Riverside County when asked for their input into the direction of the Riverside County Integrated Project and the General Plan. During 22 outreach meetings conducted throughout the County, and in a countywide public opinion survey, the messages were:

- The public does not want Riverside County to be like much of the older development in Southern California that symbolizes urban sprawl; and
- The communities that make up the County are important, distinct and special, and must be preserved or enhanced.

The foundation for this revised and restructured General Plan for the County of Riverside has developed over a number of years. Riverside County's Strategic Vision, adopted in October of 1998, incorporates a set of 15 Consensus Planning Principles drafted and endorsed by a coalition of Riverside County stakeholders, including the building industry, property owners, environmental groups, and others, and are intended to guide the work of the Riverside County Integrated Project (RCIP). The RCIP is comprised of the Community Environmental Transportation Corridor Acceptability Process (CETAP), a Multiple Species Habitat Conservation Plan (MSHCP) and the Riverside County General Plan update. The Consensus Planning Principles have in fact become the foundation for the RCIP Vision statement that was developed by a similarly diverse and expanded stakeholder group that has served as the General Plan Advisory Committee (GPAC). (See Chapter 2, Vision, for the text of the Vision Statement.)

This revised General Plan's structure is two-tiered (see diagram below). The General Plan covers the entire unincorporated portion of the County of Riverside and is augmented by 19 more detailed Area Plans covering Riverside County's territory with the exception of the undeveloped desert areas. ~~and the March Air Joint Reserve Base.~~ The thrust of the General Plan is to manage the overall pattern of development more effectively. The Area Plans provide a clear and more focused opportunity to enhance community identity within the County of Riverside and stimulate quality of life at the community level.



The diagram above does not depict a conventional hierarchy of authority. It intends to illustrate the interactive and intergovernmental process that shaped the development of this General Plan. The remarkable consistency in the Consensus Planning Principles, the RCIP Vision, and the General Plan Principles is most significant. These documents reflect several common themes that have driven the development of this General Plan, and that should shape the future of Riverside County. These themes are:

Quality of Life: Securing a high quality of life for Riverside County residents, even as we face a large projected population increase, by integrating and balancing the need for community and economic development, permanent multipurpose open space preservation, and multimodal transportation systems development. The innovative features of this Plan are designed to keep Riverside County economically competitive within the region and to provide an attractive environment and mobility for the high-wage employers sought by the County of Riverside. This is the key to bringing jobs and housing into better balance in Riverside County and significantly improving quality of life.

Community Identity, Form and Focus: Providing expanded opportunities for strategically located, compact activity centers, or nodes, that foster community identity and a sense of place. Key to this identity is a mix of land uses that will enable a broader range of community needs to be met (e.g. living, working, shopping, playing) within compact development areas, while at the same time providing them with definite edges or separation from other communities or clusters of communities.

Choice: Enabling the development of a greater variety of housing types than has previously been developed in the County of Riverside. This involves strategies that enable the County of Riverside to develop multiple housing types and meet the housing needs of residents in a wide range of socioeconomic categories.

Refining and Redefining the Development Process: Revising the Riverside County development processing system in order to strike a balance between certainty and flexibility, regulation and incentives. This involves providing certainty in the pattern of development and conservation, allowing flexibility in development choices within defined areas, and attempting to achieve the development we want by using a blend of incentives and regulations.

Incentives: Developing a system of practical incentives to stimulate compliance with the Vision, reward excellence in planning and development, and stimulate compact forms of development where they are most appropriate.

Stakeholders as Part of the Team: Building and maintaining a strong constituency for the Plan through stakeholder involvement and buy-in during its development. Stakeholder participation has been one of the key and unique features of the planning program. The involvement of stakeholders in Advisory Committees had a major impact on the content of the General Plan and Area Plans. Support from a committed group of stakeholders during the Plan's implementation will be equally important.

Collaboration: Fostering a new level of regional collaboration between cities and the County of Riverside. Many General Plan-level issues are not Riverside County's alone; they are regional. Solutions, in relation to transportation systems development, for example, must be collaborative.

The Process: Foundation

Background

The last update of Riverside County's General Plan, prior to this Plan revision, was in 1987. At that time the Plan did not contain a countywide land use map for the unincorporated area. Instead, policy direction was given in relation to land use at the General Plan level, and the Open Space, Agriculture, Mountainous, and approved Specific Plans' areas of Riverside County were mapped for reference. The Plan has been amended over 300 times since that date. Eleven Community Plans describing and mapping land use, policy direction and consistency zoning had also been adopted by the Board of Supervisors as part of the General Plan. Four more Community Plans were in draft form.

This update of the General Plan was undertaken by a team of consultants over a 36-month period of time, in order to:

- clearly map Riverside County's land use designations for the unincorporated areas;
- develop a streamlined, consistent set of land use categories for the County of Riverside;
- update and restructure the existing Community Plans and translate them into a new set of 19 Area Plans covering most of the Western Riverside County area, the Coachella Valley, Desert Center and the Palo Verde Valley

Team

The consulting team developed the General Plan in concert with Riverside County staff. Perhaps most significant is that a General Plan Advisory Committee also worked closely with consultants and staff as an integral part of the team, and strongly influenced the content of the General Plan. The General Plan Advisory Committee met monthly for the entire life of the project. A Subcommittee of the GPAC met weekly and at key intervals in the project with consultants and Riverside County staff.

The GPAC was comprised of two representatives appointed directly by each Riverside County Supervisor, as well as representatives of the Western Riverside Council of Governments, Building Industry Association, California Department of Fish and Wildlife, US Fish and Wildlife Service, Community Access Center, Endangered Habitats League, Sierra Club, Farm Bureau, Riverside County Office of Education, Riverside County Economic Development Agency, Riverside County Property Owners Association, and selected cities.

The CETAP effort included preparation of the circulation element, examination of transit options, and identification and refinement of four new transportation corridors for Riverside County. The consultant's work was also undertaken in concert with Riverside County staff and an Advisory Committee composed of a diverse group of Riverside County stakeholders.

The MSHCP for Western Riverside County, if adopted, will be implemented through integration into the General Plan Multipurpose Open Space element, and at the Area Plan level. The MSHCP Advisory Committee, a third stakeholder group, also played a key role in shaping the development of the MSHCP for Western Riverside County, together with Riverside County staff and consultants. The proposed Coachella Valley MSHCP is referred to in the General Plan Multipurpose Open Space Element, as well as the Area Plans for REMAP, The Pass, Western Coachella Valley and Eastern Coachella Valley.

Vision Process

Public Meetings and Survey: Between June and October of 1999, two rounds of community meetings were held to determine the issues that residents of Riverside County wanted to have considered in planning for Riverside County's future. The meetings were designed to engage the public in dialog with Riverside County staff and the consultants, and with each other, about issues critical to the success of the Plan and to Riverside County's future in general. (See Appendix D for a summary of these community workshops.) A survey relating to planning, traffic and circulation, and multi-species habitat areas was distributed, and the results were incorporated into the subsequent refinement of the RCIP Vision statement. At the same time a professional research firm completed a telephone survey of 600 registered voters in Riverside County, including 120 from each Supervisorial District. (See Appendix C for a summary of the community survey results.) Additional input came from a workshop that involved members of the Board of Supervisors and the Riverside County Transportation Commission.

The public input garnered from the public in the Vision outreach process did shape the structure of the Vision statement, which was further developed and deepened under the leadership of the General Plan Advisory Committee.

Resident's responses in the outreach process indicated their support for the following key ideas related to the General Plan:

1. Continued planned growth in response to population growth;
2. Road corridors that connect communities and connect Riverside County and adjacent counties;
3. Open space corridors that connect habitats;
4. No leapfrog development;
5. Less sameness, greater densities for "smart" developments;
6. Regional north/south and east/west solutions to congestion;
7. Better air quality through less traffic congestion and more local jobs;
8. A Plan that has a financing strategy; and
9. A planning pact with cities to help achieve the plan.

Technical Studies

Fiscal/Financial Analysis: Growth scenarios were prepared incorporating analysis of: employment and payroll trends, demographics, residential real estate trends, taxable retail sales, industrial and commercial real estate trends, community characteristics, competitive advantage, and infrastructure environment. The scenarios predicting low, medium, and high potentials for growth over the next 20 years were then used to evaluate the land use alternatives

generated in the preparation of the Plan. (See Appendix F, Riverside County Population and Employment Forecasts, and Appendix G, Fiscal Analysis.)

Existing Conditions Report: The Existing Conditions Report prepared as part of this General Plan update provides a description of the countywide conditions that form the assumptions upon which the plan is based. This report covers land use, circulation, housing, open space and conservation and public safety conditions, and is published as part of the Environmental Impact Report for the General Plan.

Designed to meet State General Plan requirements (per California Government Code Section 65300 et seq.) and implement the RCIP Vision, this Plan outlines policies, standards, and programs to guide day-to-day decisions concerning Riverside County's future. Updating and revising the County's General Plan also serves several other important purposes, it:

- Provides clarity and stability in community development policy;
- Establishes a comprehensive and sound database for further implementation, project evaluation, administration, and monitoring; and
- Provides a basis for collaborative planning initiatives by cities, councils of government, the County and other governmental agencies.

Plan Development

Review/Assessment of Existing General Plan and Community Plans: The consultants analyzed fifteen existing community plans, eleven approved by the Board of Supervisors and four in draft form. The plans were reviewed with respect to the following topics and characteristics: consistent or inconsistent structure; areas of distinction; land use designation systems; socioeconomic characteristics; land use allocation maps; zoning consistency; communities of interest/unincorporated communities boundaries; linkages with other areas; potential CETAP, MSHCP impacts; and growth predictions.

All of the policies contained in the Community Plans were reviewed, and if found relevant and applicable, were reassigned either to Area Plans or to the General Plan.

General Plan Development and Revision: Three land use alternatives were pursued in the preparation of the General Plan and Area Plans: a Trends alternative reflecting Riverside County's approved community plans, specific plans and zoning; a Spheres alternative reflecting cities' designations for their spheres of influence, where those designations differed from Riverside County's designations; and a Vision alternative reflecting land use patterns more consistent with the goals and principles of the Vision and General Plan principles.

The proposed General Plan Land Use Alternatives were presented to the Board of Supervisors in March of 2000, and direction was given to pursue the Vision alternative for further refinement. This latter alternative also contained many features derived from the first two alternatives.

The Environmental Impact Report (EIR)

In addition to this General Plan document, a comprehensive EIR has been published as a companion document. It should be referred to for more extensive information about the impacts of the Plan and how they will be mitigated (offset or reduced), as well as background information that aided the development of the EIR.

The Result: Plan Features

Vision-Driven Plan

The General Plan is grounded in the RCIP Vision, sets the direction for Riverside County's land use and development in strategic locations, as well as the development of its economic base, the framework of its transportation system, and the preservation of the extremely valuable natural and cultural resources it contains. The Riverside County General Plan serves as a "guidebook" containing direction that will enable achievement of its Vision Statement.

A set of General Plan Principles has been developed as an outgrowth of the Consensus Planning Principles and Vision. One section of those Principles, relating to the General Plan Certainty System, is introduced in this section and contained in the General Plan. The remaining sections of that document are contained in Appendix B to the General Plan. Together, the Consensus Planning Principles, the Vision, and the General Planning Principles contain a number of significant new directions, embodied in the Plan, which are intended to chart Riverside County a new course for the 21st century.

Significant new General Plan features include:

Clarity in Land Use Guidance

Completely Mapped Policy: Land use mapping at the General Plan level (see Chapter 3, Land Use Element) depicts four "Foundation" Components, while Area Plans use a streamlined, consistent set of land use designations that fall under the umbrella of the Foundation Components.

The Foundation Components: The RCIP Vision calls for the land uses in Riverside County to be clearly mapped, and areas suitable for development or agriculture to be easily distinguishable from those to be permanently conserved, either for habitat or to accommodate natural resources or open space. As a result, the land use designations used in this General Plan fall under the umbrella of five Foundation Components, or major categories of Riverside County land use: Community Development, Rural, Rural Community, Agriculture, and Multipurpose Open Space. The countywide map of land use delineates only those five Foundation Components (see Chapter 3, Land Use Element).

As detailed in the description of the General Plan Certainty System (see general description below and Chapter 11, Administration), the significance of these foundation components is that General Plan Amendments proposing a change of land use designation from one Foundation Component to another will only be entertained by the County of Riverside at eight-year intervals, except ~~except:~~

1. Amendments to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component.

2. Agriculture Foundation amendments.

3. Extraordinary circumstances.

4. Foundation Component lands expressly exempted by a provision of this General Plan from the procedural provisions generally applicable to Foundation Component amendments.

Area Plans: Nineteen Area Plans replace the previously adopted set of Community Plans as well as the Riverside Extended Mountain Area Plan and the Southwest Area Plan. Area Plan boundaries have been adjusted to include most of the unincorporated area of Western Riverside County, as well as the Coachella Valley, Desert Center and the Palo Verde Valley. Area Plans are comprised of a land use map and other illustrative materials relevant to the area, as well as specific policy direction required to provide guidance unique to each area. The Area Plans incorporate a streamlined land use designation system representing a full spectrum of categories that relate to the natural or economic characteristics of the land in Riverside County. This system consolidates and replaces over 200 classifications in the previous General Plan.

Hazards Mapping: The General Plan incorporates a comprehensive set of natural hazards maps identifying physical development constraints within Riverside County, including floodplains and dam inundation areas, areas of seismic activity or faulting, liquefaction and landslide areas, and high fire hazard areas. These maps provide clearer and more comprehensive direction regarding development constraints than had previously been available.

Contemporary Policies and Standards

The General Plan also provides updated policy direction and standards related to land use, housing, safety, circulation, open space and conservation, air quality, and noise that is relevant countywide.

Preserving Stability and Flexibility in the Plan Over Time: The Certainty System

The Riverside County General Plan Certainty System provides clarity regarding the interpretation and use of the General Plan in ongoing decision making, and seeks to sustain the Plan's policy direction over time (see Chapter 10, Administration). It recognizes that circumstances will change, imperfections in the Plan will be discovered, and events will occur that require changes in the Plan. The overriding consideration, however, is the absolute necessity to maintain a high level of confidence in the Plan and enable people affected by it to have reasonable expectations regarding how the Plan will impact them. The Certainty System serves the needs of those who value a rural lifestyle, farmers who have invested in their operations, and developers who want to ensure return on their investments. The System also ensures that open space is preserved in Riverside County for the benefit of all.

State law limits amendments to the General Plan to four times per year. Each one can include multiple areas of change. The Certainty System takes the state guidelines a step further by identifying specific amendment categories and a time frame within which each can be considered for amendment to the General Plan. It is essential to the integrated character of this plan that changes made to it do not create inconsistencies with other parts of the Plan.

Tracking Progress

Carrying out the adopted General Plan requires numerous individual actions and ongoing programs involving almost every Riverside County department, as well as many other public agencies and private organizations. Implementing Actions for General Plan policies are referenced within each General Plan element and compiled into an Implementation Program contained in Appendix K of this Plan.

The General Plan implementation database is intended to be a responsive, highly automated system for monitoring and assessing cumulative effects of implementation of the Plan, including documentation of development, land preservation, and transportation activities. Reference to this monitoring information is an essential ingredient in the consideration of any change in the Plan, especially regarding land use designations. The information in this

system will be maintained in such a way that basic development activity can be summarized at any time for use in reporting mechanisms, including an annual General Plan progress report.

Integrating Realistic Mobility Options

The CETAP incorporates three levels of effort: identification of transportation corridors, development of the General Plan Circulation Element (Chapter 4), and exploration of options for transit system development in Riverside County. Further, guidance for the implementation of the four CETAP corridors and the transit system concepts identified, is incorporated into the General Plan's polices and Implementation Plan.

A transit concept, known as the Oasis Transit System, has been developed to fit the unique needs of Riverside County (see Chapter 4). It entails localized transit loops centered around focal points of relatively compact development, tied in with regional transit corridors and, in turn, connected to Riverside County's burgeoning Metrolink system. For the foreseeable future, the system would consist of rubber-tired vehicles resembling small rail cars, and would connect to neighborhoods through transit stations highly integrated into development concentrations at key locations. These nodes of development would contain a mix of uses normally required to serve each community, but would be designed to reinforce and/or benefit from transit service.

The Structure: a Reader's Guide to the General Plan Document

Plan Organization and Use

The Riverside County General Plan is organized in the following manner:

Preface: Introduces the General Plan document and incorporates the summary Vision statement, "Riverside County is a family of special communities in a remarkable environmental setting."

1. **Introduction:** Describes the background, development process, features and structure of the General Plan.

2. **Vision:** Contains the full version of the Vision Statement.

3. **Land Use Element:** Designates the general distribution and intensity of all uses of the land in Riverside County. This includes residential, commercial, industrial, public facilities, and open space uses. Also provides development standards related to each land use category, and general policy level direction for an array of land use-related issues such as hillside development and community design.

State General Plan law mandates seven required elements of the General Plan and allows optional additional elements. State law also requires that these elements must be internally consistent with one another, though it does not mandate either the format or structure of each element. For example, policies in the Land Use element must be consistent with policies in the Noise Element.

Throughout the General Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



***Quotes**: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.*



Factoids: interesting information about Riverside County that is related to the element



References: contacts and resources that can be consulted for additional information



Definitions: clarification of terms and vocabulary used in certain policies or text.

4. **Circulation Element:** Identifies the general location and extent of existing and proposed major transportation facilities, including major roadways, rail, transit systems, and airports. The Circulation Element for the Riverside County General Plan also identifies and provides policy direction for the implementation of the CETAP Corridors.

5. **Multipurpose Open Space Element:** In this General Plan, the Conservation and Open Space elements have been combined into the Multipurpose Open Space Element. Addresses the conservation, development, and use of natural resources including water, soils, rivers, and mineral deposits. Details plans and measures for preserving open space for: protection of natural resources such as wildlife habitat; the managed availability of space for parks, trails, and scenic vistas; and protection of public health and safety through protection of areas subject to geologic hazards, flooding, and fires.

6. **Safety Element:** Establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

7. **Noise Element:** Identifies and appraises noise problems and includes policies to protect Riverside County from excessive noise.

8. **Housing Element:** Assesses current and projected housing needs, and sets out policies and proposals for the improvement of housing and the provision of adequate sites for housing to meet the needs of all economic segments of Riverside County.

9. **Air Quality Element:** This General Plan includes an optional Air Quality element that identifies and appraises air quality problems and includes policies to improve air quality.

10. **Healthy Communities Element:** This General Plan includes an optional, Healthy Communities Element that establishes policies to address primary health issues such as high rates of obesity, chronic illness, air pollution, lack of access to healthy foods, unsafe environments, and lack of access to health care and mental health services.

11. **Administration:** Incorporates policies and procedures for administering the General Plan.

Appendices: The following Appendices to the General Plan are also available:

A-1. Glossary of Acronyms and Terms

B-1. General Planning Principles

C. Public Opinion Survey

D. Summary of Community Workshops

E-1. General Plan: Socioeconomic Buildout Assumptions and Methodology

F-1. Riverside County Population and Employment Forecasts

G. Fiscal Analysis

H. Geotechnical Report

I-1. Noise Element Data

J. Community Center Guidelines

K-1. Implementation Program

L-1. Airport Land Use Compatibility Plans

M. Health Indicators

N. Air Quality Study

O. Major Investment Study

Each element of the General Plan contains the following internal structure and reference system:

Policy Structure and Reference System

The General Plan expresses the broad direction of the Consensus Planning Principles, Vision, and General Plan Principles in the form of policies. Policies are statements that guide the course of action the County of Riverside must take to achieve the goals outlined in the three guidance documents mentioned above. It is important to note that policies are guides for decision makers, not decisions themselves. The policies themselves are organized by topical area or issue. For instance, policies related to "land use compatibility" can be found under that topical area.

In order for these policies to be successfully implemented, they must be related to specific courses of action. The key questions that need to be answered for policy in the General Plan are:

1. Who is responsible for implementing the policy?
2. When is it to be carried out?

Details for implementing policies in the General Plan are contained in the Implementation Program in the form of action items (See Appendix K). An action item describes the specific steps necessary to achieve an objective, and defines the level of commitment to be executed.



The General Plan policy and implementation item reference system:

LU 1.3: *Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.*

AI 1 and AI 4: *Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.*

In order to allow easy reference, a numbering system has been established. Each policy is identified by both its element and a sequential number (see the example in the box at left). For instance, the first policy in the Land Use Element is identified as LU 1.1. Policies can also be followed by a set of numbers in parenthesis. This would be a reference to the action item related to the policy.



The policies for each element of the General Plan are organized in the following simple structure:

- Topic (Example "Land Use Compatibility")
- Policy (Example: "Locate neighborhood commercial uses should near residential uses.")
- Action Item (Example: "Establish and maintain a set of community profile maps")

Policy Interpretation

For a policy to be useful, it must be clear. However, not all policies are the same; they differ in terms of expected results, commitment of resources, and indication of importance or urgency. Therefore, it is important to simplify the language used in the General Plan and understand the distinctions between the different levels of policy. The following definitions of terms provide guidance in interpreting the policy language of the General Plan:

- *Shall:* Policies containing the word "shall" indicate that an action must be taken in all cases. This represents absolute commitment to the policy, and the expectation is that the policy will always be carried out.
- *Should:* Policies containing the word "should" indicate that an action will be taken in most cases, but exceptions are acceptable for good reason.
- *Allow:* Policies containing the word "allow" indicate that a proposed action will be supported within certain parameters and following certain guidelines.
- *Coordinate:* Policies containing the word "coordinate" indicate that an action will occur along with some other entity, and Riverside County will carry its share of the burden or responsibility.
- *Explore:* Policies containing the word "explore" indicate that an action will be taken to investigate the subject at hand to discover whether or not some further commitment is in order.
- *Consider:* Policies containing the word "consider" indicate that an action may or may not be taken, depending upon the results of analysis that remain to be completed.
- *Limit:* Policies containing the word "limit" indicate that an action will be taken to keep the subject within certain limits, or at least operate to make undesired change more difficult.
- *Restrict:* Policies containing the word "restrict" indicate that an action will be taken to actively keep the undesired action to a minimum.

Where other action terms are used that are not specified here, they are to be equated to the closest applicable term described above.

General Plan and Area Plans Relationship to Other Plans and Regulations

A number of plans and ordinances implement or are impacted by Riverside County's General Plan:

Zoning Ordinance - The County of Riverside administers its General Plan primarily through its Zoning Ordinance. While the General Plan identifies land use designations in the long-term, zoning identifies specific, immediate uses of land. The General Plan's successful implementation can only occur if the County of Riverside Zoning Ordinance is updated and consistent with it (state law mandates General Plan-Zoning consistency), and is able to implement the long-term intent of the Plan.

Subdivision Ordinance - State law mandates local approval of land subdivision via the Subdivision Map Act. Local review of proposed subdivisions and parcel maps includes assessment of consistency with, and implementation of, General Plan objectives and policies.

Specific Plans - Specific plans are customized regulatory documents in lieu of standard zoning that are used to plan projects and delineate land uses, infrastructure, development standards and criteria, and implementation measures. Specific plans must address consistency with the jurisdiction's General Plan, and can be used to implement the General Plan within a limited area.

Development Agreements - Development agreements are entered into by developers and local governments. These agreements define permitted uses of property, density and intensity of uses, development criteria, and provisions for the reservation or dedication of land for public purposes. They are in effect for predetermined periods of time and identify vested development rights that apply to the specific development project they govern. Development agreements assure that General Plan objectives and policies are carried as development occurs; however, unincorporated territory can be governed by development agreements with cities, subject to annexation, if the property is within the city's sphere of influence.

Transit Village Plans - The Transit Village Planning Act of 1994 authorizes cities and counties to prepare Transit Village Plans to encourage compact, mixed use development in close vicinity to transit stations. A transit village plan must be consistent with the county general plan. A county adopting a transit village plan is eligible for State transportation funds, will receive priority help from the Office of Permit Assistance in establishing a streamlined permitting process, and may be excluded from conformance with county Congestion Management Plan level-of-service standards with the approval of the Congestion Management Agency.

Jurisdictional System

The following types of plans and designations, though administered by other jurisdictions, can also impact Riverside County's General Plan:

City General Plans - City General Plans have authority over territory within city limits. This General Plan only has jurisdiction over unincorporated territory within the County of Riverside that is under the authority of the Board of Supervisors. Land within a city's sphere of influence (see definition below) can be given land use designations by both the city and the county. The city's designation applies if the land is annexed into the city, otherwise the county's designation prevails.

City Spheres of Influence - Spheres of influence are established by the Local Agency Formation Commission (LAFCO) and are intended to reflect "the probable physical boundaries and service area" of cities. LAFCO is directed by state law (the Cortese/Knox Local Government Reorganization Act of 1985, as amended) to establish and periodically review the spheres of influence for each agency under its jurisdiction.

Communities of Interest (COI) - The Riverside County LAFCO may designate Community of Interest study areas within the County of Riverside unincorporated territory. Proponents of the designation are given two years to evaluate long-term jurisdictional alternatives and submit a summary report to the Commission. Alternative

courses of action within this time frame could include annexation to one or more cities or special districts, incorporation as a new city, or the long-term designation of Unincorporated Community. During the study period, piecemeal annexations are strongly discouraged.

Unincorporated Communities (UC) - The Riverside County LAFCO may designate Unincorporated Communities within the County of Riverside unincorporated territory. A UC designation by LAFCO recognizes the Commission's intent that the area designated remains unincorporated for the foreseeable future. Designation of an area as a UC may require removal from a municipal sphere of influence, since the two designations are mutually exclusive. The UC designation for a community is to be reviewed every five years.

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Table LU-3 Relationship of ALUC Compatibility Plans to County Area Plans 34
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General Plan Amendments adopted since 12/31/09:
- GPA No. 960, BOS RSLN 2015-260, 12/08/15
- GPA No. 1122, BOS RSLN 2016-234, 12/06/16
- GPA No. 180003, BOS RSLN 2018-225, 12/18/18
- GPA No. 1183, BOS RSLN 2019-050, 04/16/19
- GPA No. 1208, BOS RSLN 2020-161, 08/04/20
- GPA No. 200003, BOS RSLN 2021-004 05/25/21
- GPA No. 190004, BOS RSLN 2021-006 07/14/2021
- GPA No. 190006, BOS RSLN 2021-183; 09/28/21 (

* Update on August 4, 2020. Tables LU-1, LU-2, and LU-5, as well as Figure LU-1, were updated to incorporate the 2st Cycle of General Plan Amendments for 2020.



Chapter 3
Land Use Element

Introduction

Background

As described in Chapter One, Introduction, the County of Riverside General Plan is the result of a comprehensive planning process that is guided by the Vision Statement, which establishes a series of fundamental values shaping the future quality of life for the County of Riverside. The Vision Statement was further refined by a set of General Plan Principles, which provided further direction for this comprehensive planning process. The Land Use Element and General Plan Land Use Map (Figure LU-1) reflect the outcome of this comprehensive planning process.

The Land Use Element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development. It designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The Land Use Element also discusses the standards of residential density and non-residential intensity for the various land use designations.

Of the general plan elements required by state law, the Land Use Element has the broadest scope. Since it governs how land is to be utilized, many of the issues and policies contained in other plan elements are linked in some degree to this element. For example, the Circulation Element defines policies for the accommodation of vehicular and other trips generated by the population and uses permitted by the Land Use Element. Similarly, the location and density of uses prescribed by this Element are influenced by policies for the protection of environmental resources prescribed by the Multipurpose Open Space Element.

The Element and General Plan Land Use Map are intended to capture and communicate Riverside County's long term desires for the future use and development of their land.

Format of the Land Use Plan

The General Plan consists of two levels of policies that direct land use and development in the county: policies that apply countywide and those that are unique to a specific region. Countywide policies are applicable to the entire unincorporated area, are contained in the General Plan and reflected on the General Plan Land Use Map. More focused policies that address specific regional or local issues are found in the individual area plans.

Two Levels of Policy

Policies that are applicable countywide are contained in the Issues and Policies Section beginning on Page 17.

Area plan level policies are contained within each of the 19 Area Plans.

The Land Use Element is divided into three main sections:

- The first section generally describes the natural and urban setting of Riverside County;
- The second section describes the land use concept for Riverside County, and gives a statistical summary detailing acreages and buildout capacities; and
- The third section contains policies addressing a variety of land use related issues in Riverside County. This section is divided into two main subcategories:
    - Countywide Policies - these policies apply countywide regardless of land use designation or area plan. For example, this subcategory discusses land use related issues regarding such topics as economic development, community design and air quality; and
    - Land Use Designation Policies - these include policies for each land use designation, including Agriculture, Rural Residential, and Commercial Retail.

The General Plan Land Use Map (Figure LU-1) is a comprehensive graphic representation of many of the policies stated in the General Plan and this Land Use Element.

Setting

"Riverside County is a family of special communities in a remarkable environmental setting." RCIP Vision

Describing the physical setting of Riverside County cannot be done in a single document. This "remarkable environmental setting" includes many facets, from the topography and major physical features, to the natural setting, built environment, unique communities, environmental habitat, circulation system, and most importantly, the people. However, in order to provide a framework for the reader, a general description of the county is important.

This section of the Land Use Element provides a general description of the major features that comprise the county. This general description is further elaborated upon in each element of the General Plan as well as in the RCIP Vision and General Planning Principles. Additional information detailing the county's setting can be found in the Existing Settings Report, an appendix to the General Plan Environmental Impact Report. Future land uses for the county are described in the next section as well as within each Area plan.

As shown on the Location Map (Figure LU-2), Riverside County is located in Southern California and lies east of Orange County, north of San Diego and Imperial Counties, and south of San Bernardino and Los Angeles Counties. Riverside County is the fourth largest county in the state, encompassing approximately 7,400 square miles and extending westward from the Colorado River to within 14 miles of the Pacific Ocean, a stretch of some 200 miles. Riverside County is roughly equivalent in size to the State of New Jersey.

Riverside County contains a spectacular array of diverse geographical features, including deserts, snow-capped peaks and rugged hills, deep valleys, forests, and rich agricultural lands. Set among this rich landscape is a variety of established and/or growing urban, suburban and rural communities. This array of physical features provides a home for a rich diversity of natural habitat and biological resources. In addition, the diversity of Riverside County offers a living environment to appeal to every taste: dense urban cities, suburban enclaves, resorts, rural communities, agricultural communities, equestrian communities and sparsely populated outposts.

As can be seen on the attached Physical Features Map (Figure LU-3), Riverside County is roughly divided into eastern and western halves by the San Jacinto and Santa Rosa Mountains. A deep valley known as the San Gorgonio Pass, framed by the San Jacinto and San Gorgonio Mountains, creates an accessible corridor linking these two halves. The San Bernardino and Little San Bernardino Mountains form a portion of the northern boundary while numerous mountain ranges, including those in the Santa Rosa Wilderness and Cleveland National Forest, among others, serve as boundaries along the southern and western edges of the county.

These eastern and western halves of the county are distinguished by their physical characteristics as well as their historic growth patterns. The western portion of the county is roughly half the size of the eastern half and is bounded by the Santa Ana Mountains and Cleveland National Forest on the west and the San Jacinto Mountains and the San Bernardino National Forest on the east.

Compared to eastern Riverside County, the western portion of the county contains the greatest concentration of population and has experienced the greatest growth pressures. The majority of this population is concentrated in the incorporated cities of Corona, Riverside, Beaumont, Banning, Norco, Lake Elsinore, Perris, Hemet, San Jacinto, Moreno Valley, Calimesa, Canyon Lake, Murrieta, and Temecula.

The Santa Ana River, which starts in the San Bernardino Mountains, flows through the northern portion of western Riverside County, through Orange County and eventually into the Pacific Ocean. The San Jacinto River, which flows from the Santa Rosa and San Jacinto Mountains, cuts roughly through the middle of western Riverside County and eventually into Lake Elsinore. Several man-made lakes, which provide water supplies and recreational opportunities, are located in this portion of the county, including Lake Mathews, Lake Perris, Lake Skinner, Vail Lake, and Diamond Valley Lake.

The eastern portion of Riverside County is bounded by the Colorado River on the east and the Santa Rosa and San Jacinto Mountains on the west. This portion of the county is distinguished from the western portion of the county by its desert terrain and relatively less populated and congested communities.

The vast majority of eastern Riverside County's population is concentrated in the Coachella Valley within the incorporated cities of Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, Palm Desert, La Quinta, Indio, and Coachella. Many of these communities are noted for their focus on second homes, retirement living, and golf resorts. The Joshua Tree National Park, known for its rich desert habitat, forms a permanent natural boundary at the northern end of the Coachella Valley. The Whitewater River, a seasonal river which forms in the San Bernardino Mountains, flows through the Coachella Valley and eventually into the Salton Sea at the Valley's southern end. A rich agricultural economy has developed in the Coachella Valley and contributes to the rural character of eastern Riverside County.

A vast expanse of desert wilderness separates the Coachella Valley from the Colorado River. The City of Blythe is located in the Palo Verde Valley along the Colorado River, which provides the source for one of the most productive agricultural regions in the county.

Land Use Concept

Concepts of the General Plan

This section of the Land Use Element provides a general description of the countywide land use concept. This land use concept is depicted on the General Plan Land Use Map (Figure LU-1) as well as in each of the 19 area plans.

Foundation Components

Agriculture - identifies those areas to be used for agricultural production.

Rural - identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

Rural Community - identifies communities that exhibit a rural character and allow limited development.

Open Space - identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, cultural, and natural resource preservation. This category also identifies remote, large-parceled areas that allow limited development.

Community Development - identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses.

Immediately following this general description of the concepts driving the land use plan is a description of major aspects of the General Plan Land Use Map.

The concepts for the Land Use Element are introduced in the RCIP Vision Statement and elaborated upon in the General Planning Principles, contained in Appendix B of the General Plan. As directed by these documents, the Land Use Element and General Plan Land Use Map are intended to help guide Riverside County to achieve an integrated and coordinated land use, open space, and transportation system. Central to the vision for Riverside County is the desire to maintain and enhance the character of Riverside County, including its extraordinary natural resources and unique communities, by clearly defining areas which are suitable for future growth and those which are suitable to be preserved and maintained. Key to this goal is the need to focus future growth into a pattern that complements and incorporates the transportation and multi-purpose open space systems. In essence, future growth should be directed to areas that are well served by public facilities and services and preserve significant environmental features such as drainage ways, lands subject to extreme natural hazards, or lands that offer scenic beauty. The focus of this General Plan is not on the continuation of disaggregate land uses, but on creating and connecting whole communities. This vision for Riverside County is desired to be achieved through the following basic tenants:

- Accommodate strategically located community centers and re-plan existing urban cores with a transit-adaptive, integrated mixture of commercial, residential, employment, parks, civic, recreational, and cultural uses within walking distance of transit facilities. These community centers are intended to accommodate a portion of future growth by allowing increased densities and intensities in order to reduce sprawl and the amount of land required for public infrastructure;

- Accommodate a comprehensive, multi-purpose open space system that provides a variety of functions, including; providing a framework for community development that encompasses the needs for active and passive recreation, establishing separations between communities, and maintaining the historic character of Riverside County;

- Accommodate a multi-modal transportation system that serves an expanding population and is integrated with a variety of land uses through transit-adaptive development and infrastructure. This transportation system is interconnected on the regional and project level and includes systems for vehicular, transit, the Oasis concept, pedestrian linkages, trails, bicycle routes, air and other non-motorized forms of transportation. The transportation system is designed into each community and project to provide attractive, safe options of travel;

- Allow for a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments. The land use plan accommodates a variety of housing types, from rural estates to urban apartments;

- Accommodate the various communities of Riverside County, which are maturing in their own way, at their own pace and within their own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others;

- Cooperate regionally on issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management, and habitat linkages; and

- Utilize a system of incentives that are designed to facilitate the achievement of these concepts within the context of the free market.

The General Plan Land Use Plan establishes a complex interrelationship of land uses that will contribute to accomplishing many of the goals of the General Plan. By careful adherence to the patterns established, a viable, self-sustaining county with a high quality of life and desirable physical character can be developed. The realization of the plan will depend on the creation of well-conceived and comprehensive implementation tools and the continuing support and vision of the county's decision-makers.

General Plan Land Use Map

This section provides a general description and statistical breakdown of the General Plan Land Use Map (Figure LU-1). The General Plan Land Use Map depicts the general pattern of the future land use in unincorporated Riverside County. The General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. Each of these is subdivided into more detailed land use designations at the area plan level. The uses allowed within each of these basic categories are detailed in the Land Use Designations Summary Table (Table LU-4) and are directed by policies contained within this Land Use Element.

The Unincorporated Riverside County Cumulative Acreage Summary Table (Table LU-1) presents an itemized acreage summary for each General Plan Foundation Component. The Unincorporated Riverside County Buildout Capacity Summary Table (Table LU-2) provides a summary of the capacity projections based upon the assumed build out of each General Plan land use designation. Statistical summaries for each area plan can be found in their respective area plan document.

The General Plan Land Use Map depicts Riverside County as being predominately rural and natural in character. As shown on Table LU-1, the Rural, Agricultural, Rural Community and Open Space General Plan Foundation Component-designated lands account for 94% of the entire unincorporated area, with the remaining 7% devoted to urbanized uses, roadways, and Indian lands. Approximately 83% of the area in western Riverside County is designated for Agricultural, Rural, Rural Community, or Open Space uses, while these uses make up over 96% of the land in the eastern half of the county.



Buildout Capacity Assumptions and Methodology can be found in Appendix E-1.

Table LU-1
Unincorporated Riverside County Cumulative Acreage Summary

General Plan Foundation Component	Western County Area Plans Acreage	%	Eastern County Area Plans Acreage	%	Total	%
Agriculture	28,552	2%	156,283	5%	184,835	4%
Rural	251,559	21%	39,831	1%	291,390	7%
Rural Community	64,065	5%	4,079	<1%	68,144	2%
Open Space	659,418	56%	2,628,781	90%	3,288,199	80%
Community Development	103,725	9%	61,429	2%	164,154	4%
Other[1]	79,087	7%	30,453	1%	109,540	3%
Total	**1,186,406**	**100%**	2,920,856	**100%**	**4,107,262**	**100%**

[1] Includes Indian Lands and Major Roadways. Does not include Cities ~~and March JPA~~ within Riverside County

Table LU-2
Unincorporated Riverside County Buildout Capacity Summary

	Western County	%	Eastern County	%	Total
Population	1,004,551	53%	904,503	47%	1,909,054
Dwelling Units	328,304	57%	247,275	43%	575,579
Employment	313,998	55%	259,822	45%	573,820

With the majority of Community Development lands in the county designated in its western portion, the majority of the buildout capacity for population, dwelling unit and employment also occurs here.

Area Plan System



For a detailed discussion of the land use system, see the **Land Use Designation Policies Section**.

As described in Chapter One, much of the unincorporated portions of Riverside County are divided into 19 area plans, as shown on the Area Plan Boundary Map (Figure LU-4). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components. The Land Use Designations Summary Table (Table LU-4) lists the area plan land use categories along with their respective density/intensity standards and summary of allowable uses.

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Figure LU- 1 Riverside County General Plan Land Use Foundation Components

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Figure LU- 2 Riverside County Location

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Figure LU- 3 Riverside County Physical Features

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Figure LU- 4 Riverside County Area Plan Boundaries

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Issues and Policies

The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards. These goals address every level of land use, from state and regional level issues, to countywide issues, to community and neighborhood level issues, to specific property and parcel level issues. Like an interlocking chain, every link is vital to the ability to achieve Riverside County's vision.

To guide the achievement of the RCIP Vision and General Plan Principles, the Land Use Element is designed to address these many levels of issues and policies. It does so on a systematic basis by topic in order to help organize and focus the reader. However, the goal of each policy and topic is to achieve the desires expressed in the RCIP Vision and General Plan Principles.

> *"We acknowledge that balancing a variety of important considerations in making community decisions is a constant challenge. We have faith that the foundation provided through our participation in shaping this vision and its implementing mechanisms will achieve a workable balance of mutual benefit."*
>
> *- RCIP Vision*

Countywide Policies

The following policies address countywide issues that are general in nature and may apply to numerous locations and land use designations within the planning area. The policies are grouped by topic and are preceded by a brief discussion of issues pertaining to the topic. As discussed in the Introduction to the General Plan, following each policy is a reference number indicating the applicable Action Item(s) as listed in the Implementation Program, which is located in Appendix K-1 of the General Plan.

> *"Despite differences in priorities and approaches, we are engaged in community building for ourselves and our heirs based on the common ground we have forged"*
>
> *- RCIP Vision*

Administration

In order to implement the General Plan, the County of Riverside must perform a number of administrative functions that are not necessarily exclusive to land use issues. This includes updating the existing ordinances and developing procedures to carry out the direction of the General Plan as well as coordinating with outside agencies. The intent of these policies is to provide directions to allow for the continued operation of non-conforming uses as well as to ensure a coordinated planning effort between the county and cities, LAFCO, service providers, and the County Airport Land Use Commission.

The General Plan policy and implementation item reference system:

LU 1.3: Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.

AI 1 and AI 4: Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.

Policies:

LU 1.1 Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements.

LU 1.2 Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy.

LU 1.3 The County will notify city planning departments about new proposed discretionary projects that are located adjacent to cities or within their spheres of influence, with sufficient advance notice to allow for City-County coordination and city comments at public hearings. The County is willing to consider entering into intergovernmental agreements with cities and other governmental entities to address matters of mutual concern relating to land use, infrastructure, the environment, and other subjects relating to development activity in both the County and the cities or other governmental entities.

LU 1.4 Require that annexations allow the County of Riverside to maintain a sufficient tax base or other revenue base to pay for their necessary services.

LU 1.5 The County of Riverside shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions. (AI 4, 16)

LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)

LU 1.7 During every General Plan Review Cycle all Specific Plans that have been in effect for 20 or more years shall be analyzed in order to determine whether the types and intensities of proposed development remain appropriate for undeveloped areas within the Specific Plan boundaries. In conjunction with each Foundation General Plan Amendment (eight-year) cycle, prepare a report on Specific Plan implementation addressing all Specific Plans, with particular attention to Specific Plans that have reached their twentieth anniversary during that eight-year period. (AI 7)

LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the General Plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes. (AI 4)

LU 1.9 In the event that an existing property is smaller in area than would be required by the General Plan, zoning that recognizes the existing lot size may be applied. (AI 1)

LU 1.10 The Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document.

LU 1.11 In conjunction with the adoption of the General Plan, each adopted Specific Plan is identified as a "Community Development" Specific Plan, a Rural Community Specific Plan, or a Rural Specific Plan. Future Specific Plans shall be similarly identified at the time of adoption. The following Specific Plan Amendments and Specific Plan Substantial Conformance applications shall not be interpreted to constitute Foundation-level changes subject to the eight-year Foundation General Plan Amendment cycles:

a. All proposed land use designation changes within a Community Development Specific Plan;

b. All proposed land use designation changes within a Rural Community Specific Plan, except those that propose to establish Community Development (other than Public Facilities) designations within its boundaries;

c. All proposed land use designation changes within a Rural Specific Plan, except those that propose to establish Community Development (other than Public Facilities) or Rural Community designations within its boundaries.

A proposal to add a Public Facilities designation within a Rural Community or Rural Specific Plan shall not be considered a Foundation-level change.

LU 1.12 Pursuant to state law, each land use designation that provides for residential development (other than caretakers' dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.

A **sphere of influence** is the area outside of and adjacent to a city's border that the city has identified as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

"Riverside County is a family of special communities in a remarkable environmental setting."

- RCIP Vision

The Use and Design of the Land

As discussed above, there are many levels of land use design necessary to achieve the goal of the RCIP Vision and General Plan Principles. Each level is necessary to the other. The following three topics are intended to help organize the policies that relate to the macro level, the medium level, and the micro level. The Efficient Use of Land topic deals with countywide or macro level issues; the Community Design topic addresses issues at the neighborhood or community level (medium); and the Project Design topic addresses the parcel or project (micro) level.

Efficient Use of Land

The population of Riverside County and its cities is expected to double between the years 2000 and 2020, growing by approximately 1.4 million people. Accommodating this new population and the resultant demand for housing, employment, services, and resources will be challenge enough. But balancing this growth and its demands with the desire to improve the character and lifestyle of the county is daunting. What this means is that the county must find a place to accommodate growth, provide the necessary infrastructure, services and resources, preserve a system of multi-purpose open space, and establish new communities and maintain existing communities that offer a range of lifestyle choices, from urban centers to remote rural enclaves.

> *"The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure..."*
>
> *-General Plan Principles*

To achieve these often competing goals, land must be used wisely and efficiently. Direction is provided by the RCIP Vision;

"New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework."

In order to efficiently use land, growth must be focused into strategically located centers or into existing developed areas, thus minimizing development pressures on rural, agricultural, and open space areas. This will also help to preserve the unique rural character of the county and its rich open spaces. Grouped with this focused growth is the need to reorganize patterns of development in order to accommodate a range of uses, styles, and densities; is adaptive to transit; and is internally and externally networked to a multi-modal transportation system.

The following policies express the desire for the preferred patterns of land use in the county:

Policies:

LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (Figure LU-1) and the Area Plan Land Use Maps, in accordance with the following: (AI 1, 3, 5, 9, 27, 29, 30, 41, 60, 91)

a. Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.

b. Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.

c. Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.

d. Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.

e. Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

f. Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.

g. Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.

Community Design

The RCIP Vision states,

> *"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."*

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, "***The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas***." At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community.

> *"*
>
> *New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*
>
> *Growth focus in this County is on quality, not on frustrating efforts to halt growth.*
>
> *Population growth continues and is focused where it can best be accommodated.*
>
> *Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities.*
>
> *"*
>
> *-RCIP Vision*

Policies:

LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts: (AI 1, 3, 9, 10, 125)

a. Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing.

b. Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.

c. Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.

d. Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.

e. Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP Vision.

f. In new towns, accommodate compact, transit-adaptive infrastructure (based on modified standards that take into account transit system facilities or street network).

g. Provide the opportunity to link communities through access to multi-modal transportation systems.

> *"We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities."*
>
> *- RCIP Vision*

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (AI 14, 30)

LU 3.4 Allow techniques, such as incentives or transfer of development credit programs or other mechanisms, to achieve more efficient use of land. (AI 9, 30)

LU 3.5 Prepare a community separators map or overlay that will illustrate the intent of the County of Riverside and its residents that Riverside County's distinctive community identities be maintained. The map should be a bubble diagram rather than attempting to delineate policy boundaries. Topographical and geographical features such as mountains, hills, rivers, and floodplains should constitute the community separators in most cases. The map should be used as a tool for Riverside County's use in inter-governmental matters, such as commenting on proposals submitted to or by LAFCO, cities, or tribal authorities. (AI 4)

> *"Incentives and the competitive need to "raise the bar" in creating communities of excellence commonly stimulate the development community to exceed the norms of development standards"*
>
> *- RCIP Vision*

Project Design

The RCIP Vision states that,

> *"Development standards are consistently high, offset in cost by the absence of unpredictable time delays and conflict in the development review process."*

This level of policies is intended to address the importance of detail at the parcel and project level in achieving the vision for Riverside County. The individual project is the immediate manifestation of the desires to incorporate quality and innovative design techniques that help enhance the character of Riverside County and contribute to the distinctiveness of the community.

Policies:

LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts: (AI 1, 3, 6, 14, 23, 24, 41, 62)

a. Compliance with the design standards of the appropriate area plan land use category.

b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.

c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.

d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.

e. Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 Part 6 and/or Part 11, of the California Code of Regulations (CCR).

f. Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.

g. Encourage innovative and creative design concepts.

h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.

i. Include consistent and well-designed signage that is integrated with the building's architectural character.

j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.

k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.

l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.

m. Provide and maintain landscaping in open spaces and parking lots.

n. Include extensive landscaping.

o. Preserve natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.

p. Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.

q. Design parking lots and structures to be functionally and visually integrated and connected.

r. Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

s. Establish safe and frequent pedestrian crossings.

t. Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.

u. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.

v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.

LU 4.2 Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following: (AI 5)

a. Provide proactive code enforcement activities.

b. Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods.

c. Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites.

☞ Refer to the **Multipurpose Open Space Element** for additional Historic Preservation Policies and Discussion.

LU 4.3 Create programs to ensure historic preservation. (AI 1)

LU 4.4 Encourage the appropriate interpretive use of historic or pre-historic resources for such things as educational kiosks, specially designed play equipment, or historical landscaping.

LU 4.5 Permit historically significant buildings to vary from building and zoning codes in order to maintain the historical character of Riverside County; providing that the variations do not endanger human life and buildings comply with the State Historic Building Code. (AI 1)

LU 4.6 Promote the availability of day care centers including locating such centers at or near work sites, within high density residential projects, and near transportation hubs.

Infrastructure, Public Facilities and Service Provision

With the projected increase in population, demands on/for community facilities and infrastructure, such as roads, utilities, public safety and schools will increase. The challenge will be to correlate the provision of infrastructure, public facilities and services with these demands.

In order to ensure the correlation between growth and service provisions as well as to minimize capital and service costs, the RCIP Vision dictates that development should only occur where adequate public facilities and services are available or are planned for at the time of development. In addition, it is a expressed desire of Riverside County that those that benefit from these services and facilities bear a fair share of the cost of improvements, as illustrated in the RCIP Vision as follows:

> *"We know that community building involves significant costs. We seek sharing of benefits and costs in a proportional manner: the community should fund community-wide benefits and development related benefits should be funded by the development, all as part of an equitable overall financing strategy. We seek shared funding methods through partnerships that improve overall cost-effectiveness."*

Senate Bill 244

Senate Bill (SB) 244 requires that counties include in their Land Use Elements identification and analysis of underserved disadvantaged unincorporated communities (DUC) within unincorporated areas and outside city spheres of influence (SOI). This information, along with the analysis of each DUC, can be found in Appendix P-2. A DUC is defined as an inhabited and unincorporated community that includes 10 or more dwelling units in close proximity or where 12 or more registered voters reside, and has an annual median household income that is 80 percent or less of the statewide median housing income. In unincorporated county areas outside of SOIs, the only type of DUC is a legacy community which is at least 50 years old. For each identified DUC, Appendix P-2 addresses any water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other funding or financing alternatives that could make the extension of such services to identified communities financially feasible is included in the appendix.

Policies:

LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services. (AI 3, 4, 32, 74)

LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)

LU 5.3 Review all projects for consistency with individual urban water management plans (AI 3)

LU 5.4 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale general plan maps. (AI 3)



A **Day Care Facility** is a facility where children, the disabled, or seniors are supervised and cared for.

Day Care Facilities and Services

The County of Riverside strives to provide attractive, safe and well-functioning communities which offer quality public services and facilities that provide a high quality of life for all residents. A key component towards achieving this vision is the balanced distribution of services and community facilities that meet the needs of Riverside County's diverse and growing population, especially in the day care services sector. Changes in demographics and lifestyles are making day care an increasingly critical issue for parents, children, society and the economy in the county.

The intent of the following policies is to develop a comprehensive day care delivery system that builds day care services into the fabric of the local communities.

Policies:

LU 6.1 Provide opportunities to develop a wide range of quality day care facilities, including large and small family day care homes and public and private day care facilities. (AI 126, 127, 128)

a. Permit day care facilities where Riverside County usually permits single family residential uses except for areas designated Community Development-Heavy Industrial and Open Space designations of Mineral Resources, Conservation Habitat, Conservation, and Water and areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risk that are not amenable to mitigation such as aircraft accident potential.

b. When feasible, require day care facilities in new residential, commercial, office/industrial and larger mixed use developments, except in areas where day care facilities are prohibited pursuant to adopted Airport Land Use Compatibility Plans. Limit the capacity of new (or expanded capacity of existing) day care facilities in areas subject to hazards or risks that are not amenable to mitigation such as aircraft accident potential.

c. Promote in high-need locations, especially in conjunction with schools, parks, faith-based institutions, community centers and senior centers.

LU 6.2 Encourage cities to adopt day care facility policies that are consistent with Riverside County's day care facility policies.

Land Use Compatibility

One of the primary purposes of land use planning is to minimize the impacts certain uses have on adjacent areas. This has been traditionally accomplished by providing separation between sensitive uses and uses whose by-products may include noise, excessive traffic, odors, dust, or vibrations. For instance, a number of uses, including agriculture, industrial, commercial, landfills, mining operations, and transportation facilities, can have potentially adverse effects upon residential neighborhoods, sensitive habitat areas and schools. However, in order to achieve a more compact development pattern, improved accessibility between places of employment and residence, and improved access to transit as described in the RCIP Vision, a strict reliance on physical separations is not practical. Instead, Riverside County must require construction techniques and enforce use regulations (e.g., restrictions on hours of operations) to help mitigate these impacts and achieve these aspects of the Vision.

Compatibility is also associated with character. That is, the character of an area is often viewed in terms of the relationships between, and treatment of, the built and natural environment. The design of structures and their relationship to the surrounding natural and/or urban character plays a key role in creating the character or identity of a place.

The intent of these policies is to provide guidance regarding compatibility, including reducing negative impacts on adjacent uses and the sensitive siting and design of uses.

Policies:

LU 7.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)

LU 7.2 Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space- Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.

★

It is the intent of the General Plan that new and encroaching uses shall provide a mitigation or buffer between existing uses where potential adverse impacts could occur.

LU 7.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process. (AI 3)

LU 7.4 Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic. (AI 3)

LU 7.5 Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses. (AI 3)

LU 7.6 Require buffering to the extent possible and/or the maintaining of a natural edge for proposed development directly adjacent to National Forests. (AI 3)

LU 7.7 Require buffers to the extent possible between development and watercourses, including their associated habitat.

LU 7.8 Require new developments in Fire Hazard Severity Zones to provide for a fuel clearance/modification zone, as required by the Fire Department.

LU 7.9 Require buffers between urban uses and adjacent solid waste disposal facilities.



For the purposes of the Forestry section, the following definitions apply:

Forest Land is defined as land supporting at least 10% native tree cover of any species, including hardwoods, under natural conditions that allows for management of one or more forest resources, including timber.

Timber is defined pursuant to the California Timberland Productivity Act, California Government Code section 51100 et seq.

LU 7.10 The proponent for new development proposals on forested lands with at least 10% coverage of mature conifer trees, forest land or timber in which three or more acres of forested lands will be cleared (removed) of trees must demonstrate to the County of Riverside compliance with any/all applicable state regulations regarding the protection and operation of said forest resources. As used here, the term, "native trees," shall only apply to naturally-occurring conifers growing above 5,000 feet AMSL elevation. Additionally, replacement trees for all qualifying mature trees removed must be planted at a ratio of 1:1. The replacement trees must be planted on the project site or, where that is infeasible because the entire site must be permanently cleared, on property in an acceptable alternate location, preferably nearby.

Economic Development

According to the RCIP Vision,

> *Job growth in Riverside County has exceeded the remarkable population growth experienced during the last 20 years. This is a consequence of the natural pattern of jobs following labor force and the extensive efforts by local governments, the business community and educational institutions to stimulate and reinforce new economic activity. The effort has been aided by the fact that Riverside County offers an outstanding variety of living environments and housing choices and now enjoys a reputation as a highly desirable place for business relocation. The expansion of educational opportunities and complementary programs between education, industry, and the work force has played a significant part in this economic vitality.*

It is clear from this Vision statement that there is an intent not only to be responsive to local markets but to become an equal participant in regional, national, and international markets.

To achieve this goal, the General Plan Principles identify several necessary steps. They include stimulating a diverse economic mix, providing economic opportunities, and ensuring access capabilities to operate effectively at those economic scales. This also includes improving the relationship between jobs and housing opportunities in order to allow residents to both work and live in the county; promoting commercial and industrial development to grow and/or relocate to the county; developing employment generating land uses where most appropriate (i.e., with convenient access to multi-modal transportation options, on underutilized and/or vacant parcels in close proximity to workers); and supporting agricultural uses as an important part of Riverside County's economy and heritage.

Policies:

LU 8.1 Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity. (AI 20)

LU 8.2 Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities. (AI 17)

LU 8.3 Promote the development of focused employment centers rather than inefficient strip commercial development.

LU 8.4 Allow the flexibility to reevaluate the appropriateness of employment and business land use designations that are non-viable and inefficient. (AI 17, 19)

LU 8.5 Stimulate cooperative arrangements with adjacent cities, counties, regions, and states where programs and projects of mutual benefit can be undertaken. (AI 4, 18)

LU 8.6 Create practical incentives for business development, and avoid disincentives. (AI 9, 17)

LU 8.7 Promote the development and dissemination of marketing information to make business enterprises aware of the opportunities and advantages of location/expansion in Riverside County. (AI 17)

LU 8.8 Stimulate industrial/business-type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities. (AI 17, 19)

LU 8.9 Allow home enterprise and home occupation activities consistent with preserving the quality of the residential environment in which they are located.

LU 8.10 Locate job centers so they have convenient access to Riverside County's multi-modal transportation facilities.

LU 8.11 Encourage the involvement of business leaders in overall economic development strategies. (AI 17)

LU 8.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.

Open Space, Habitat and Natural Resource Preservation

Riverside County is known for its extraordinary environmental setting, which provides recreational, ecological, and scenic value. This open space, found in remote regions of the county as well as within Community Development areas, is one of the primary defining aspects of Riverside County's livability and character. In some instances, open space provides the separation between communities, helping to enhance the distinctiveness of communities in the county. The RCIP Vision states:

> *"We value the unusually rich and diverse natural environment with which we are blessed and are committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment."*

Poorly planned growth and development would threaten to eliminate or degrade this essential feature of the county. The Multipurpose Open Space Element addresses this issue in great detail. The policies below relate directly to preserving and enhancing open space through land use related methods. They include restrictions on development of open space, focusing urban

> *"Multipurpose regional open space and community/ neighborhood public spaces are permanent elements of the Riverside County landscape."*
>
> *-RCIP Vision*

growth, providing recreational and open space opportunities within the built environment, and achieving a balance between urban uses and open space/ habitat.

Policies:

LU 9.1 Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values. (AI 10)

LU 9.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)



For related policies on this topic, see the **Multipurpose Open Space Element** of the General Plan and the description of the Open Space Foundation Component in this Element.

LU 9.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blueline streams and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses. (AI 1, 9)

LU 9.5 In conjunction with the CEQA review process, evaluate the potential for residential projects not located within existing parks and recreation districts or County Service Areas (CSAs) that provide for neighborhood and community park development and maintenance to be annexed to such districts or CSAs, and require such annexation where appropriate and feasible. (AI 3)

LU 9.6 If any area is classified by the State Geologist as an area that contains mineral deposits and is of regional or statewide significance, and Riverside County either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a) of Section 2761 of the Surface Mining and Reclamation Act, or has otherwise not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, Riverside County shall prepare, in conjunction with its project CEQA documentation, a statement specifying its reason for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review.



Watercourses include the courses of streams, rivers, creeks, whether permanent or seasonal and whether natural or channelized.

LU 9.7 Protect lands designated by the State Mining and Geology Board as being of regional or statewide significance from encroachment of incompatible land uses, such as high-density residential, low-density residential with high values, sensitive public facilities, institutions (e.g., schools, hospitals), etc., by requiring incorporation of buffer zones or visual screening into the incompatible land use.

Fiscal Impacts

Riverside County is expected to double its population by the year 2020. Not only does this growth place an additional burden on existing services, infrastructure and facilities, but there is an ongoing need to address deteriorating facilities and infrastructure.

One of the challenges associated with this population increase will be to ensure that new growth pays for its share of public services and infrastructure, and that existing residents are not burdened with the costs of that new growth. In addition, the intent is to enhance Riverside County's long-term financial solvency.

To achieve these goals, constant diligence is necessary to monitor the level of existing services, such as police and fire, the operation and maintenance of various facilities, and staffing levels, so the County of Riverside can respond to potential changes. The County of Riverside recognizes that not every project can have a positive fiscal impact (e.g. low income housing, transit facility), but that overall the County must achieve a fiscal balance.

Policies:

LU 10.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)

LU 10.2 Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County of Riverside. (AI 3)

Air Quality

Despite continued improvement in this area, air quality remains a serious issue throughout the county and the Southern California region, requiring continued diligence to meet state and federal air quality standards. Progress toward clean air is a challenging task. On-going solutions occur at many jurisdictional levels and through various methods. This section addresses land use related solutions that can be used to help improve air quality. The Air Quality Element addresses this topic in greater detail.



Please see the **Air Quality Element** for more detailed information and additional policies regarding this topic.

Land use distribution has a profound impact on air quality. The proliferation of residential areas and a general lack of significant job centers within the county has resulted in significant automobile congestion on the region's highway and arterial roadway system, contributing to the area's poor air quality. The RCIP Vision acknowledges this fact and seeks a new direction that is intended to improve the relationship between jobs and housing opportunities, as follows:

> *Land use strategies being implemented in the County reflect an improved balance of jobs and housing, resulting in significant reduction in the average commute times and related motor vehicle pollutants.*

The intent of these policies is to provide significant areas for residential and employment-generating uses within close proximity in order to reduce commute times and ease regional congestion, and capitalize on a broadening of choices provided by the regional transportation system.

Policies:

LU 11.1 Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting. (AI 1, 17)

LU 11.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)

LU 11.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.

LU 11.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.

LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.

Hillside Development and Slope



Please see the **Safety Element** for additional policies regarding slope, erosion, grading, and drainage.

Natural slopes are one of Riverside County's primary aesthetic resources. Foothill and mountain areas, which are visible throughout the county, create a dramatic backdrop for local communities and help define the character of Riverside County.

Hillside areas also provide an important location for habitat as well as for certain lifestyle choices. In addition, there are public safety issues, such as slope failures, landslides, and mudslides, that occur naturally or as a result of development, grading, and landscaping.

The severity of these slopes, the ability to provide infrastructure and services (such as transportation, water, sewer, etc.), and safety considerations can drastically alter the use and development potential of individual properties. Development on hillsides within the county, where land use designations permit, will require careful siting, grading, and design in order to minimize exposure to hazards and to maintain and enhance the scenic quality of Riverside County.

Policies:

LU 12.1 Apply the following policies to areas where development is allowed and that contain natural slopes, canyons, or other significant elevation changes, regardless of land use designation: (AI 1, 23, 24)

a. Require that hillside development minimize alteration of the natural landforms and natural vegetation.

b. Allow development clustering to retain slopes in natural open space whenever possible.

c. Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.

d. Restrict development on visually significant ridgelines, canyon edges and hilltops through sensitive siting and appropriate landscaping to ensure development is visually unobtrusive.

e. Require hillside adaptive construction techniques, such as post and beam construction, and special foundations for development when the need is identified in a soils and geology report which has been accepted by the County of Riverside.

f. In areas at risk of flooding, limit grading, cut, and fill to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses.

Circulation

Riverside County contains a number of transportation options, including automobile, rail and air transportation, a transit oasis system, bicycling, hiking, and walking, which serve as vital inter- and intra-regional linkages for the movement of people and goods. Rapid economic and residential growth both within and outside of the county has far outpaced the ability to provide adequate transportation facilities, resulting in increased roadway congestion and decreased air quality. Future land use arrangements and supporting multi-modal transportation systems will allow employment, service and housing opportunities in close proximity to each other, decrease the need to use the automobile for every trip, reduce roadway congestion, and improve the opportunity to use transportation alternatives safely and effectively. The following policies address land use issues related to circulation. A more detailed discussion and policy direction related to circulation can be found in the Circulation Element.

Please see the **Circulation Element** for a description of the transit oasis concept.

Please see the **Circulation Element** for more detailed information regarding this topic.

Policies:

LU 13.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.

LU 13.2 Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.

LU 13.3 Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.

LU 13.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate. (AI 24, 26, 41)

LU 13.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and land-scaping, where appropriate.

LU 13.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use. (AI 3)

LU 13.7 Review projects for consistency with Riverside County's Transportation Demand Ordinance. (AI 3)

"The development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend."

-The California Scenic Highway Program (SB1463), adopted 1963

Scenic Corridors

Riverside County contains abundant natural visual resources, including low-lying valleys, mountain ranges, rock formations, rivers, and lakes. These features are often enjoyed via Riverside County's many roadways. Due to the visual significance of many of these areas, several roadways have been officially recognized as either Eligible or Designated State or County Scenic Highways. These roadways are depicted in the Circulation Element (Figure C-9) as well as within each of the 19 area plans, where applicable. The intent of these policies is to conserve significant scenic resources along designated scenic highways for future generations and to manage development along scenic highways and corridors so as not to detract from the area's scenic quality.

Policies:

LU 14.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public. (AI 32, 79)

LU 14.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors. (AI 33, 41)

LU 14.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment. (AI 3, 32, 39)

LU 14.4 Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions. (AI 3)

LU 14.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)



Please see the Multipurpose Open Space Element and the Circulation Element for additional policies regarding scenic corridors and highways.

LU 14.6 Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways. (AI 3,79)

LU 14.7 Require that the size, height, and type of on-premises signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible. (AI 3)

LU 14.8 Avoid the blocking of public views by solid walls. (AI 3)

Airports

Airports in Riverside County provide an important function for passengers as well as benefit local and regional economies. Future population increases will create an additional demand for air transportation. In order to ensure the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports (to the extent that these areas are not already devoted to incompatible uses) the State of California has adopted the Airport Land Use Law, Public Utilities Code Sections 21670-21679.5. This General Plan is intended to implement and be consistent with the purposes of the Airport Land Use Law.

The Airport Land Use Law provides for the creation of the Riverside County Airport Land Use Commission (ALUC) and the adoption of airport land use compatibility plans by the Commission to assist the County of Riverside and affected cities in land use planning in the vicinity of public use airports located in the county. The Commission has adopted airport land use compatibility plans for airports in the County, and each of those plans, as presently adopted, is included in Appendix L-1 and incorporated by reference. For a summary of those plans, refer to the appropriate Area Plan's Airport Influence Area section for the airport in question (See Reference Table).

> *"Airports serving the County are tied into the regional air transportation system and operate as an efficient and convenient transportation mode to accommodate the traveling needs of the people and move selected goods quickly in the highly competitive international marketplace."*
>
> *-RCIP Vision*

Policies:

LU 15.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.

LU 15.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix I-1 and as summarized in the Area Plan's Airport Influence Area section for the airport in question. (AI 3)

LU 15.3 Review all subsequent amendments to any airport land use compatibility plan and either amend the General Plan to be consistent with the compatibility plan or overrule the Airport Land Use Commission as provided by law (Government Code Section 65302.3). (AI 3)

LU 15.4 Prior to the adoption or amendment of the General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the Airport Influence Area of any airport land use compatibility plan, refer such proposed actions to the ALUC for review and determination as provided by the Airport Land Use Law. (AI 3)

LU 15.5 If the General Plan has not been found consistent with the applicable Airport Land Use Compatibility Plan (ALUCP), and the County of Riverside has not overruled the ALUC, refer all actions, regulations, or permits within the Airport Influence Area to the ALUC for review and determination as provided by the Airport Land Use Law.

LU 15.6 If the General Plan has been found consistent with the applicable ALUCP, the County of Riverside may elect to voluntarily submit proposed actions, regulations, or permits to the ALUC for an advisory review if:

a. There is a question as to the purpose, intent or interpretation of an ALUCP; or

b. Assistance is needed in airport land use matters.

LU 15.7 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan. (AI 3)

LU 15.8 In accordance with FAA criteria, avoid locating sanitary landfills and other land uses that are artificial attractors of birds within 10,000 feet of any runway used by turbine-powered aircraft and within 5,000 feet of other runways. Also avoid locating attractors of other wildlife that can be hazardous to aircraft operations in locations adjacent to airports. (AI 3)

LU 15.9 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace. (AI 3)

Table LU-3
Relationship of ALUC Compatibility Plans to County Area Plans

Riverside County General Plan	Compatibility Plan													
	Banning Municipal 2004	Blythe 2004	Bermuda Dunes 2004	Chino ** 2008	Chiriaco Summit 2004	Corona Municipal 2004	Jacqueline Cochran 2005	Flabob 2004	French Valley 2007	Hemet-Ryan 1992	March Joint ARB	Palm Springs International 2005	Riverside Municipal 2005	Perris Valley* Airport 2011
Area Plans, Volume 1														
Eastvale				X										
Elsinore														
Harvest Valley / Winchester										X	X			
Highgrove											X			
Jurupa								X					X	
Lake Mathews / Woodcrest											X			
Mead Valley											X			*
Southwest									X					
Sun City / Menifee Valley														*
Temescal Canyon						X								
Area Plans, Volume 2														
Desert Center														
Eastern Coachella Valley					X		X							
Lakeview / Nuevo											X			
Palo Verde		X												
Reche Canyon / Badlands											X			
Riverside Extended Mountain														
San Jacinto Valley										X				
The Pass	X													
Western Coachella Valley			X									X		

*No unincorporated areas affected.
** Located in San Bernardino County, but affects portions of Riverside County.

Wind Energy Resources

Energy resources provide the power necessary to operate and maintain the quality of life enjoyed by most Riverside County residents. Wind energy resources are among the beneficial energy resources located in Riverside County; development of wind resources provides economic and revenue advantages to the County of Riverside. Many types of wind energy power generating facilities are present or will be built within the life span of the General Plan; however, the potential aesthetic, land use, noise, and ecology issues associated with the development of wind turbines necessitates adequate policy direction in order to ensure the continuation of the quality of life in the county. Wind turbines, also referred to as Wind Energy Conversion Systems (WECS), should generally be located away from natural hazards, critical habitat and community development type land uses. Nonetheless, wind turbines have an essential role as electric power generators, and, consistent with these polices may be constructed and maintained in areas proven to have a wind resource.

Policies:

LU 16.1 Prohibit commercial wind turbines within the Rural Community Foundation Component areas and within the Rural Residential land use designation. Prohibit commercial wind turbines within the Community Development Foundation Category, except within the areas designated Public Facilities (Edom Hill and the area around Devers Substation) within the mapped Policy Area providing for wind energy development in the Western Coachella Valley Area Plan. (AI 3)

LU 16.2 Require wind turbines to address through project design the alignments of multipurpose trails as designated on Figure of the Circulation Element. (AI 3)

LU 16.3 Require wind turbines to address through project design Riverside County Regional Parks and sensitive environmental areas. Setbacks will be determined on a project by project basis. (AI 3)

LU 16.4 Except in unusual circumstances, no wind turbines shall be sited on lands in excess of 25% of slope. (AI 3)



These guidelines provide design and modification of poles, cross arms, and wire placements to effect adequate separation of energized hardware; insulation of wires and other hardware where sufficient separation cannot be attained; and management of eagle perching. In addition, all transmission lines facilities should avoid crossing ridge tops to avoid bird and tower line collisions.

LU 16.5 Except in unusual circumstances, restrict lands in excess of 25% of slope from uses associated with wind turbine development, such as access roads, except in specific instances where site-specific investigation indicates that no adverse impacts or increased hazard would result, and that visual impacts can be mitigated. (AI 3)

LU 16.6 Prohibit wind turbines located on top of earthquake faults or lineaments. (AI 3)

LU 16.7 Geotechnical considerations, such as potential landslides and mudflows, shall be reviewed with all commercial wind energy developments. Geotechnical reports submitted for review shall adequately address avoidance of hazards and, if avoidance is not feasible, propose mitigation according to good engineering practices. (AI 3)

LU 16.8 Wildlife and natural vegetation impacts of proposed commercial wind turbine development shall be considered, including endangered species avoidance and mitigation, bird migration flyways, and may include appropriate consultation with state and federal wildlife agencies. (AI 3)

LU 16.9 Restrict placement of commercial wind turbine arrays within 2,000 feet of residential development for arrays with 10 or fewer wind turbines and restrict placement of commercial wind turbine arrays within 3,000 feet or greater of residential development for arrays with more than 10 wind turbines, unless the applicant supplies documentation that the machines are designed according to proven engineering practices and will not violate applicable County of Riverside noise standards including excessive low frequency or pure tone noise. (AI 3)

LU 16.10 Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. (AI 3)

LU 16.11 Ensure that site designs and operation provide for adequate security and safety to lessen the possibilities and impacts of accidents, vandalism, and environmental hazards. (AI 3)

LU 16.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and sitting: (AI 3)

a. Color of turbines;

b. Location and design of associated facilities such as roads, fencing, non Public Utilities Commission regulated utility lines, substations and maintenance buildings to minimize intrusion or disruption of the landscape;

c. Minimizing of disturbed ground and roadway, and restoring of the surface to natural vegetation;

d. Prohibition of brand names or advertising associated with wind turbines visible from any scenic highways or key viewpoints;

e. Need for interpretation and/or visitors center located at the end of the view shed of turbines.

LU 16.13 Require design measures for commercial wind energy development on sites near official or eligible State or County Scenic Highways designated (Figure C-9, Circulation Element) by Riverside County, and sites within those areas identified as "critical" and "very critical" by Environment Impact Report No. 158. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and sitting: (AI 3)

a. Except in unusual circumstances, no wind turbine will be sited on slopes in excess of 25%; the purpose of this standard is to prevent disturbance and degradation of landforms, and visual scarring by cut and fill, side casting, retaining walls, trenching, and vegetation removal; avoid skyline and ridgeline location.

b. Wind turbines should be set back from scenic highways and viewpoints; set back individual turbines far enough from scenic highways and key viewpoints so they do not obscure or

overwhelm distinctive skylines; set back large turbines from small important landmarks so that they do not overwhelm the landform.

c. Coordinate color schemes for all developments; avoid mixing colors within a particular array unless to subordinate a particular turbine type or to provide safety markings; limit use of color patterns as accent for key clusters or individual turbines; consider aviation safety coloration and lighting as may be required by the FAA.

Solar Energy Resources

LU 17.1 Permit and encourage solar energy systems as an accessory use to any residential, commercial, industrial, mining, agricultural or public use.

LU 17.2 Permit and encourage, in an environmentally and fiscally responsible manner, the development of renewable energy resources and related infrastructure, including but not limited to, the development of solar power plants in the County of Riverside.

Water Conservation and Water-Efficient Landscaping

Riverside County's supply of water is limited by its arid climate, agricultural practices, projected population growth, and dependence on imported water. Despite an ever-increasing water demand, the availability of imported water has been reduced due to environmental regulations and drought. In some areas within Riverside County, contamination from natural or manufactured sources has reduced groundwater quality such that its use requires treatment. Management of the amount of water available (local and imported) and its quality, is an important response to the gap between supply and demand in Riverside County.

The most effective approach to conserving water resources must begin with implementing effective new water-efficient landscaping practices. Approximately 60% to 70% of a residential site's water consumption is spent irrigating landscape ill-suited to the Riverside County region. Similarly, approximately 50% of water used at commercial sites is spent on landscaping.

There is wide-spread consensus that the use of certain plant materials and landscaping practices can significantly reduce water consumption. New, efficient irrigation components are available through smaller irrigation establishments but they have not replaced their inefficient predecessors within the larger home improvement centers. Similarly, few nurseries carry a wide variety or quantity of drought tolerant plants.

On December 17, 2006, the Riverside County Board of Supervisors adopted Ordinance No. 859. This ordinance required that new development reduce its water demand for landscape by at least 20%. Desert water districts require that landscape plans demonstrate a 50% reduction. Riverside County Ordinance No. 859 requires the use of state-of-the-art water-efficient irrigation components, landscaping practices, and plant types designed to better suit the climatic and environmental conditions of the Inland Empire.

The County of Riverside has joined with local water agencies and other interest groups to form the Riverside County Water Task Force. The mission of the Task Force is to "ensure reliability, sustainability, and quality of the water resources within Riverside County through stakeholder communication and collaboration." The Task Force tracks and responds to legislation concerning water supply issues and is involved in seeking solutions to the endangered species concerns that limit the pumping of State Water Project water to Southern California. Additionally, the Water

Task Force is developing a Local Model Water-Efficient Landscape Ordinance that will enhance Riverside County's Ordinance No. 859 and bring it into compliance with the state's standards as reflected in AB1881.

Local water agencies such as Western Municipal Water District, Eastern Municipal Water District, Coachella Valley Water District, Desert Water Agency, Rancho California Water District and others are changing their core business models to reflect water efficient practices. Similarly, public agencies such as the County of Riverside must take similar action and incorporate water-efficiency measures into its land use actions.

Policies

LU 18.1 **Ensure compliance with Riverside County's water-efficient landscape policies.** Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather based controllers and utilize state-of-the-art water-efficient irrigation components.

LU 18.2 **Minimize use of turf.** Minimize the use of natural turf in landscape medians, front-yard typical designs, parkways, other common areas, etc. and use drought tolerant planting options, mulch, or a combination thereof as a substitute. Limit the use of natural turf to those areas that serve a functional recreational element. Incorporate other aesthetic design elements such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.

LU 18.3 **Design and field check irrigation plans to reduce run-off.** Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.

LU 18.4 **Coordinate Riverside County water-efficiency efforts with those of local water agencies.** Support local water agencies' water conservation efforts.

LU 18.5 **Emphasize and expand the use of recycled water in conjunction with local water agencies.** Recycled water determined to be available pursuant to Section 13550 of the California State Water Code shall be used for appropriate non-potable uses whenever it: a) provides a beneficial use to the customer; b) is economically and technically feasible; c) is consistent with applicable regulatory requirements; and d) is in the best interests of public health, safety, and welfare. With the exception of non-common areas of single-family home residential developments, all other irrigation systems must be designed and installed to accommodate the current or future use of recycled water for irrigation. If no recycled water availability exists or is imminent in the vicinity of a project (as determined by prevailing water agency), all subsurface piping shall be installed as "recycled water ready" to reduce future retrofit costs. Such irrigation plans shall be developed in accordance with standards and policies of the applicable recycled water purveyor. Recycled water systems shall be designed to meet regulatory requirements of the California Department of Public Health and the local recycled water purveyor.

LU 18.6 **Encourage Public Participation in Water Conservation Efforts.** More outreach is needed to change the public perception of water-efficient landscaping and the design/care of such landscapes as they are a departure from that "green" paradigm with which many Riverside County residents are familiar. To achieve this objective the County of Riverside will:

a. Develop tools designed to assist landowners with converting to attractive, drought tolerant landscapes.

b. Participate in outreach efforts designed to educate the developers, landscape personnel, nurseries, retail establishments, and the public on water-efficient landscaping and wise water-use programs.

c. Promote the use of drought tolerant plants and irrigation components.

Density Transfers

Density transfers for residential dwelling units are an important tool for implementing several goals of Riverside County's General Plan, including open space preservation, cultural resource preservation, the provision of community separators, and rural lands preservation. Additionally, for the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP), density transfers will be an important tool in helping to assemble the Plan's reserve system. The County of Riverside is working with community stakeholders to develop policies to implement a program to enable and encourage transfers of density that implement the goals described above. The policies will also be designed to be implemented in conjunction with the Incentives System (Administration Element: Page A-16). When completed, the density transfer policies will be considered for incorporation into the General Plan.

LU 19.1 Where appropriate, use any adopted Density Transfer Program to help implement Rural Village Overlay Study Areas and the Multi-Species Habitat Conservation Program.

Land Use Designation Policies

The following section describes the General Plan Foundation Components and area plan land use designations system and provides guidance for appropriate development within each land use category as depicted on both the General Plan (Figure LU-1) and area plan land use maps.

Land use designations are organized in a two-tiered hierarchy as shown below on the Land Use Designation Key: General Plan Foundation Components and Area Plan land use designations. The General Plan Foundation Components describe the overall nature and intent of each of the five General Plan land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. These Foundation Components are general in nature and do not determine the specific land use on individual properties located within the boundaries of the Area Plans. Instead, parcel-specific land uses are located on the individual area plan land use maps. These Foundation Components are further subdivided into the Area Plan land use designations shown on Figure LU-5, each containing a specific description of allowable uses and development standards.

Figure LU- 5 Land Use Designation Key

Foundation Component	Area Plan Designation	
Agriculture	Agriculture	
Rural	Rural Residential (5 acre min. lot size) Rural Mountainous (10 acre min. lot size) Rural Desert (10 acre min, lot size)	
Rural Community	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size)	
Open Space	Open Space-Conservation Open Space-Conservation Habitat Open Space-Recreation	Open Space-Rural Open Space-Water Open Space-Mineral Resources
Community Development	Estate Density Residential (2 acre min. lot size) Very Low Density Residential (1 acre min. lot size) Low Density Residential (one-half acre min. lot size) Medium Density Residential (2-5 units per acre) Medium High Density Residential (5-8 units per acre) High Density Residential (8-14 units per acre) Very High Density Residential (14-20 units per acre) Highest Density Residential (20-plus units per acre) Commercial Retail	Commercial Tourist Commercial Office Community Center Light Industrial Heavy Industrial Business Park Public Facilities Mixed Use Area

The Land Use Designations Summary Table (Table LU-4) provides intensity/density standards and allowable land uses for each land use category. A detailed description of the land use designations, associated policies and development standards follows this table. For land use designations permitting residential uses at densities at or less than 2 dwelling units per acre, typical representative minimum lot sizes are also displayed to provide the reader with a conceptual understanding of what types of lot patterns can occur resulting from development in these designations. The table is not intended to imply that there is a minimum lot size requirement associated with any land use designation. However, minimum lot size requirements do apply in some circumstances elsewhere in the General Plan in conjunction with clustering policies, policy areas, etc.

All references to acreage or acres in this Element regarding density, unless otherwise specified, refer to gross acreage.

Standards of population density for residential uses can be derived for each residential land use category by multiplying the maximum allowable number of dwelling units per gross acre (du/ac) for the category by the average number of persons per dwelling unit assumed for the residential designations (Table LU-5). The persons per dwelling unit standard used for each area plan varies. These standards are described in Appendix E-1, Socioeconomic Buildout Assumptions and Methodology. Standards of population density for nonresidential uses can be derived by multiplying one gross acre (43,560 square feet) by the net acreage factor of 0.75 (0.80 for light industrial uses); then by the applicable Floor Area Ratio (FAR, or gross building area of all floors divided by lot area); and then dividing by the assumed square foot per employee factor. The assumed average square footage of non-residential building floor area per employee varies among the non-residential land use designations, and is described in Appendix E-1, Socioeconomic Buildout Assumptions and Methodology.

Table LU-4
Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1,2,3,4,5]	Notes
Agriculture	Agriculture (AG)	10 ac min.	• Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. • One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	• Single-family residences with a minimum lot size of 5 acres. • Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	• Single-family residential uses with a minimum lot size of 10 acres. • Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. • Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	• Single-family residential uses with a minimum lot size of 10 acres. • Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	• Single-family detached residences on large parcels of 2 to 5 acres. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	• Single-family detached residences on large parcels of 1 to 2 acres. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	• Single-family detached residences on large parcels of 0.5 to 1 acre. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	• The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	• Applies to public and private lands conserved and managed in accordance with adopted Multiple Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.
	Water (W)	N/A	• Includes bodies of water and natural or artificial drainage corridors. • Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	• Recreational uses including parks, trails, athletic fields, and golf courses. • Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	• One single-family residence allowed per 20 acres. • Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (Min)	N/A	• Mineral extraction and processing facilities. • Areas held in reserve for future mineral extraction and processing.

Table LU-4, continued

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1,2,3,4,5]	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	• Single-family detached residences on large parcels of 2 to 5 acres. • Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	• Single-family detached residences on large parcels of 1 to 2 acres. • Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	• Single-family detached residences on large parcels of 0.5 to 1 acre. • Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	• Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. • Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. • Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	• Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. • Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	• Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	• Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	14-60 du/ac	• Multi-family dwellings, includes apartments and condominium. • Multi-storied (3-plus) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	• Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	• Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	• Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	• Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	• More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
Community Development	Business Park (BP)	0.25 - 0.60 FAR	• Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	• Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	• Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.

Table LU-4, continued

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) [1,2,3,4,5]	Notes
	Mixed Use Area		• This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.
Overlays and Policy Areas Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan. Tables included in General Plan Appendix E-1 provide additional specification for each of these types of planning instruments.			
Community Development Overlay (CDO)			• Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)			• Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)			• The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. • The Rural Village Overlay allows uses and maximum densities/intensities from the Medium Density Residential, Medium-High Density Residential and Commercial Retail land use designations. • In rural villages identified as Rural Village Overlay Study Areas, the final boundaries and specific land use designations will be determined at a later date based on further study.
Historic District Overlay (HDO)			• This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay			• Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas			• Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific land use designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:
1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.
2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.
3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acres. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.
4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acres per structure.
5 All references to acreage or acres in this Element regarding density, unless otherwise specified, refer to gross acreage.
HHDR was updated to 14 - 40 du/ac to be consistent with Housing Element 2021-2029 (09/28/21

Table LU-5
Population per Square Mile

Area Plan Designation	Population per Square Mile	
	Western County Area Plans	Eastern County Area Plans
Open Space-Rural	43	50
Agriculture, Rural Mountainous, Rural Desert	91	116
Rural Residential	267	250
Estate Density Residential	637	683
Very Low Density Residential	1,475	1,442
Low Density Residential	3,068	3,714
Medium Density Residential	6,611	6,647
Medium High Density Residential	12,936	17,832
High Density Residential	21,171	25,462
Very High Density Residential	25,962	41,812
Highest Density Residential/Community Center	66,414	98,645

Please see the **Multipurpose Open Space Element** for additional policies regarding agricultural uses.

Agriculture

One of Riverside County's most important land uses in terms of historic character and economic strength is widespread and diverse agriculture lands. Agriculture production is one of the largest industries in terms of dollar value in the county and competes successfully in the global economy. It is clear that agricultural uses provide important employment opportunities for many Riverside County residents. Agricultural uses also preserve a lifestyle choice that is synonymous with a part of Riverside County's history and character. In fact, it is agriculture that defines the unique character of many communities in Riverside County, and helps to define the edges of and provide separation between developed areas. Many people are drawn to Riverside County for the very character that agricultural uses provide and there is a solid commitment to ensuring that these uses remain an integral part of Riverside County's future. The importance of agricultural uses and the sensitivity of development in and around agricultural areas is reflected in the RCIP Vision:

> *"Agricultural land that remains economically viable, either as a permanent or temporary economic resource, is well protected by policies, ordinances and design regulations applicable to new development that may be planned nearby."*

However, as mentioned in this Vision Statement, there is a potential for agricultural uses to conflict with adjacent uses. This is due to mounting growth pressures near and within significant agricultural regions. Many existing agricultural areas have been or are in danger of being encroached upon by uses that are negatively impacted by some agricultural operations, such as residences and schools. As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses. The acknowledgment of pressures upon agricultural areas and the desire to continue this use is evident in the following statement from the RCIP Vision:

> *"Agriculture remains a strong component of the County's economy. Even though some agricultural land has been urbanized, there has also been expansion in other locations. The place of agriculture in the community remains strong and conflicts between agricultural operations and nearby development are rare. The Riverside County agricultural industry is a strong competitor in the global agricultural market.*

The intent of the General Plan Agriculture Foundation Component and associated policies is to identify and preserve areas where agricultural uses are the long term desirable use, as stated in the General Plan Principles; "***Provide for the continued and even expanded production of agricultural products by conserving areas appropriate for agriculture and related infrastructure and supporting services.***" In addition, the intent of these policies is to minimize the conflicts between agricultural and urban/suburban uses.



It is the expressed intent of this General Plan that new uses encroaching upon existing agricultural operations shall provide some type of buffering to mitigate any compatibility issues.

Agriculture Area Plan Designation

As shown on the Land Use Designation Key (Figure LU-5), the Agriculture Foundation Component consists of one area plan land use designation of the same name.

Agriculture (AG) - The Agriculture land use designation has been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack an infrastructure that is supportive of urban development.

Residential density is permitted at one dwelling unit per parcel provided that the parcel is 10 acres in size or larger. An additional dwelling unit may be allowed for each additional 10 acres being farmed for use by the owner, operator or employees, up to five total dwelling units per parcel. Additional dwellings for farm worker housing may be permitted as described below.



Agricultural uses that exist on land designated for other land uses, such as residential, are allowed to continue as set forth in policy LU 1.1. It is upon a change from agriculture to another use or new development that the underlying land use designation would apply.

Policies:

The following policies apply to properties designated as Agriculture on the General Plan and area plan land use maps.

LU 20.1 Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.

LU 20.2 Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses. (AI 3)

LU 20.3 Permit farm-workers housing as an interim land use under the following circumstances: (AI 31)

a. The area in which the proposal is located appears to be predominantly agricultural in nature and does not appear it will change in the near future.



Farm worker housing includes mobile home or travel trailer park for rental by agricultural workers wherein not less than 80% of the trailer sites are restricted to rental by migrant agricultural workers, as defined by County Ordinance No. 348, for a period of time not to exceed nine months in any twelve month period. The remainder of the sites are restricted to rental by permanent agricultural workers, and occupancy by the owner or operator of the trailer park.



Riverside County Ordinance No. 625, the Right-to-Farm Ordinance: the intent of this ordinance is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

b. The proposal is an interim use (5 to 10 years) and will not substantially affect the existing character of the area.

c. Adequate infrastructure exists in the area to ensure safe, sound, and decent housing for farm workers.

d. The proposal will not create any significant land use incompatibilities.

e. The proposal will not jeopardize public health, safety, and welfare.

LU 20.4 Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.

LU 20.5 Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.

LU 20.6 Require consideration of state agricultural land classification specifications when a 2.5-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use. (AI 8)

LU 20.7 Adhere to Riverside County's Right-to-Farm Ordinance.

LU 20.8 Encourage educational and incentive programs in coordination with the Riverside County Agricultural Commissioner's Office, the University of California Cooperative Extension Service, and the Riverside County Farm Bureau, that convey the importance of conserving watercourses and their associated habitat, as well as protective buffers for domestic and farm livestock grazing.

LU 20.9 Weigh the economic benefits of surface mining with the preservation/conservation of agriculture when considering mineral excavation proposals on land classified for agricultural uses.

LU 20.10 Allow agriculturally related retail uses such as feed stores and permanent produce stands in all areas and land use designations. It is not the County's intent pursuant to this policy to subject agricultural related uses to any discretionary permit requirements other than those in existence at the time of adoption of the General Plan.

LU 20.11 The County of Riverside shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities. (AI 1)

LU 20.12 Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner's Office, University of California Cooperative Extension, Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

Rural

Another of Riverside County's most important land uses in terms of historic character and lifestyle choice is its rural areas and rural communities. Rural areas comprise one of the most distinctive and attractive segments of the county, and are the expressed lifestyle choice for many residents. Rural uses include a range of choices, from agricultural, to equestrian, to estate, to remote cabins and resorts. Like agricultural uses, rural uses define the unique character of many communities in Riverside County, and help to define their edges by providing separation between developed areas. Rural areas are also valuable in providing important wildlife habitat and habitat linkages as well as cultural preservation goals such as historic landscapes. Many visitors are drawn to Riverside County to enjoy the rural atmosphere. The importance of the rural character to Riverside County is reflected in the following RCIP Vision statements:

> *"The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle and its sustainability is reinforced by the strong open space and urban development commitments provide for elsewhere in the RCIP."*

> *"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."*

Due to increasing growth pressures, there is danger that the character of some rural areas may be diminished by encroaching urbanization. There is a delicate balance between accommodating future growth and preserving this rural lifestyle. In some instances, allowing limited growth is desirable and appropriate while in others, there is a need to maintain the character of an area. In either instance, it is necessary to ensure that an appropriate level of services and infrastructure is available.

There are a number of methods proposed to achieve this balance, including the creation of community centers, establishment of lot size minimums, consolidation of multiple lots, and the clustering of residential units. These options can be accomplished through a number of means, including programs and incentives. The County of Riverside has a commitment to ensuring that rural uses remain an integral part of Riverside County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statements:



Small Scale Commercial Uses reflect the rural communities in scale and character; this type of commercial development serves the need of rural communities. The development standards for these commercial uses reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. The type of uses allowed and the development standard shall be in accordance with the Rural Commercial (C-R) Zone in Ordinance 348. The following are examples of small-scale commercial uses:

- Animal hospital
- Barber shop
- Bakery
- Drug Store
- Hardware Store
- Pet and pet supply shop
- Post Office
- Convenience Store
- Nurseries/garden supply
- Produce market
- Professional Office Space

"Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities."

Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses. The General Plan Principles reflect the importance of these villages:

"These principles do not preclude the addition of small-scale villages of a contrasting character, even those that might include a mix of more intensive residential development, as a component of the rural landscape."

The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal keeping uses. In the future, the challenge will focus on preserving the character of established rural areas while accommodating future growth, preventing the encroachment of more intense urban uses, and ensuring compatibility between rural and urban uses.

Rural Area Plan Land Use Designations

As shown on the Land Use Designation Key (Figure LU-5), the Rural General Plan Foundation Component consists of three Area Plan land use designations: Rural Residential, Rural Mountainous, and Rural Desert. The Rural Village Area plan overlay is discussed at the end of this Element.

Rural Residential (RR) - The Rural Residential land use designation allows one single family residence per five acres, as well as limited animal-keeping and agricultural activities. Limited recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

Rural Mountainous (RM) - The Rural Mountainous land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. Limited recreational uses, compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit) and associated uses, and governmental uses are allowed within this designation. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

Rural Desert (RD) - The Rural Desert land use designation allows for single family residences, limited agriculture and animal keeping uses, with a maximum residential density of 1 dwelling unit per 10 acres. Limited recreational uses; renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources; compatible resource development (which may include the extraction of mineral resources with approval of a surface mining permit); governmental and utility uses are also allowed within this designation. This designation is generally applied to remote desert areas characterized by poor access and a lack of water and other services. Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses are allowed.

Policies:

The following policies apply to properties designated with the Rural Residential, Rural Mountainous, and Rural Desert land use designations on the area plan land use maps.

LU 21.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 21.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 21.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 21.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000-square-foot-minimum lots may be considered.

LU 21.5 Encourage parcel consolidation. (AI 29)

LU 21.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

LU 21.7 Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.

b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.

c. The proposed use may not be located within 2 miles of a Commercial land use designation.

d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend-in with the rural nature of the area.

e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

Rural Community

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small- scale incidental commercial uses are allowed. Agriculture is permitted in these areas.

Rural Community Area Plan Land Use Designations

These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County of Riverside experience rapid urban development, providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature.

Estate Density Residential (RC-EDR) - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

Very Low Density Residential (RC-VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal- keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

Low Density Residential (RC-LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

Policies:

LU 22.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 22.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 22.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 22.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

LU 22.5 Encourage parcel consolidation. (AI 29)

LU 22.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)

LU 22.7 Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.

b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.

c. The proposed use may not be located within 2 miles of a Commercial land use designation.

d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.

e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).

LU 22.8 An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

a. This amendment shall be located within a city's sphere of influence area.

b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.

c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.

d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Open Space

One of the most distinctive features of Riverside County is its variety of open spaces. These open spaces vary by terrain, from remote deserts and mountains, to rolling hills and canyons, to lakes and streams, to protected habitat areas, to passive and active recreational areas, and are vital to the heritage, character, and lifestyle of Riverside County. This importance is reflected in the RCIP Vision:

> *"Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape."*

Open spaces also provide the setting for Riverside County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open spaces also are an important economic benefit to the County of Riverside in that they draw thousands of visitors each year. Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County of Riverside, as stated in the RCIP Vision:

"Public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields and community facilities at varied sizes in accessible locations."

It is also clear that Riverside County's biological health and diversity is dependent upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Extensive land areas set aside for this purpose and they are linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves, as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources."

Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of Riverside County's open spaces is one of the most challenging and volatile issues in the county. There are a number of methods proposed to achieve this balance, including implementation of adopted MSHCPs and implementation of Riverside County policies related to adopted MSHCPs, the creation of community centers, the establishment of lot size minimums, and the clustering of residential units. The County of Riverside has a commitment to ensuring that open spaces remain an integral part of Riverside County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

"Designation of open spaces in the General Plan and Area plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated."

The Open Space General Plan Foundation Component is intended to accomplish this by identifying open space areas for the preservation of habitat, water and other natural resources, protection from natural hazards, provision of recreational areas, and the protection of scenic resources.



For additional policies related to these land uses, please see the **Multipurpose Open Space Element.**

Open Space Area Plan Land Use Designations

As shown on the Land Use Designation Key (Figure LU-5), the Open Space General Plan designation consists of six Area Plan land use designations: Open Space-Conservation, Open Space-Conservation Habitat, Open Space-Water, Open Space-Recreation, Open Space-Rural, and Open Space-Mineral Resources.

Policies:

The following policies apply to properties designated under the Open Space Foundation Component.

LU 23.1 An amendment to, but not from, the Open Space Foundation Component and the corresponding change from any other Foundation Component may be treated as an entitlement/policy

amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348.

LU 23.2 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)

Open Space-Conservation (OS-C) - The Open Space-Conservation land use designation is applied to lands containing non-MSHCP Habitat lands, natural hazards, cultural resources, or other natural and scenic resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

Open Space-Conservation Habitat (OS-CH) - The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCPs and related Riverside County policies. Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case by case basis.

Open Space-Water (OS-W) - Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors. Ancillary structures or uses may be permitted for flood control or recreational purposes. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.

Policies:

The following policies apply to properties designated either as Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water on the area plan land use maps.

LU 24.1 Cooperate with the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

Open Space-Recreation (OS-R) - The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

Policies:

The following policies apply to those properties designated as Open Space-Recreation on the area plan land use maps:

LU 25.1 The County of Riverside shall develop and maintain a regional park system that provides recreational opportunities for residents and visitors of Riverside County.

LU 25.2 Provide for a balanced distribution of recreational amenities.

LU 25.3 Require that park facilities be accessible to the community, regardless of age, physical limitation or income level.

LU 25.4 Require that new development meet or exceed the parkland requirements as established in the Quimby Act and Riverside County enabling ordinances. (AI 3)

Open Space-Rural (OS-RUR) - The Open Space-Rural land use designation is applied to remote, privately owned open space areas with limited access and a lack of public services. Single-family residential uses are permitted at a density of one dwelling unit per 20 acres. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species.

Policies:

The following policies apply to properties designated as Open Space-Rural on the area plan land use maps.

LU 26.1 Require that development be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)

LU 26.2 Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 26.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)

LU 26.4 Encourage parcel consolidation. (AI 29)

LU 26.5 Provide programs and incentives that allow Open Space-Rural areas to maintain and enhance their existing and desired character. (AI 9)

LU 26.6 Encourage clustered development where appropriate on lots smaller than 20 acres. The density yield of the site may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Open Space-Mineral Resource (OS-MIN) - The Open Space-Mineral Resource land use designation allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) of 1975 classification. Areas held in reserve for future mining activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals. Actual building or structure size, siting, and design will be determined on a case by case basis.

Policies:

The following policies apply to properties designated as Open Space-Mineral Resources on the area plan land use maps.

LU 27.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.

LU 27.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)

LU 27.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.

LU 27.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.

LU 27.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.

Community Development

The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals. It is the expressed goal of the General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl. This is evident in the following RCIP Vision statement:

> *"There is no question that the process of accommodating almost a doubling of population in the last 20 years has been challenging. Yet, the emerging pattern of growth is now much clearer that it was during earlier growth periods. Perhaps more importantly, because of this clarity, there is now a much stronger focus on the quality of growth and development, rather than a fear of being overwhelmed by the numbers. Population growth has been accompanied by an even greater expansion of jobs.*
>
> *Riverside County and its cities are so well coordinated in their growth forecasting activities that regional forecast revisions accept locally generated forecasts as a matter of course. This has many benefits for the people of Riverside County, such as unquestioned qualifications for receiving funding under various state and federal programs and stronger competition for available discretionary funding programs to supplement local resources.*
>
> 1. *New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.*
> 2. *Growth focus in this County is on quality, not on frustrating efforts to halt growth.*
> 3. *Population growth continues and is focused where it can best be accommodated.*
> 4. *Growth is well coordinated between cities and the County and they jointly influence periodic state and regional growth forecasts affecting Riverside County and its cities."*

As expressed in this statement, a quality physical environment is also an important aspect of the future growth in Riverside County. Accordingly, general policy direction is provided in the General Plan and in each land use designation to address aspects of quality. It is acknowledged that "quality" is a subjective term and it is not the intent of this document to mandate or preclude design review. Instead, the intent is to communicate the desire of the County of Riverside and offer guidance to property owners, developers, and decision-makers. In general, these

land use designations should provide a range of community design options to respond to varied lifestyle choices with a high regard for the environment, community character and safety.

The Community Development General Plan land use designation consists of seventeen Area Plan land use designations, as shown on the Land Use Designation Key (Figure LU-5). These designations are grouped within five broad categories; Residential, Commercial, Industrial/Business Park, Public Facility, and Community Centers. The particular aspects of and desires for each of these broad categories is discussed within the appropriate category. Policies are grouped based on three scales to express the varying aspects of the RCIP Vision; countywide (expressed in the Countywide Policies section), community, and individual project.

Residential Area Plan Land Use Designations

Residential land uses in Riverside County are the single largest urban use in terms of acreage, and can be found in areas ranging from rugged mountainous terrain to low-lying valleys. Residential land uses accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, day care centers, libraries, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus and identity. The intent of these policies is to accommodate demand for residential land uses, accommodate a range of housing styles, types, densities and affordability, and to ensure that new and rehabilitated residential structures enhance the quality of the neighborhood through sound construction techniques and architectural detail.

Residential land uses are divided into eight Area Plan land use designations: Estate Density, Very Low Density Residential, Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, and Highest Density Residential.

Estate Density Residential (EDR) - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Estate Density Residential designation), intensive animal-keeping uses are discouraged or would be limited as appropriate in order to ensure compatibility between the EDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres, which allows a minimum lot size of 2 acres.

Very Low Density Residential (VLDR) - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the application of the Very Low Density Residential land use designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the VLDR designation and other, more intense Community Development residential uses in the vicinity. Limited agriculture is permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per 2 acres, which allows a minimum lot size of 1 acre.

Low Density Residential (LDR) - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Community Development Foundation Component (unlike the Rural Community Foundation Component, which also permits the LDR designation), intensive animal-keeping uses are discouraged or would be limited to ensure compatibility between the LDR designation and other, more intense Community Development residential uses in

the vicinity. Limited agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre, which allows a minimum lot size of one - half acre.

Medium Density Residential (MDR) - The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

Medium High Density Residential (MHDR) - The Medium High Density Residential land use designation provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

High Density Residential (HDR) - The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The density range is 8.0 to 14.0 dwelling units per acre.

Very High Density Residential (VHDR) - The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of 14.0 to 20.0 dwelling units per acre.

Highest Density Residential (HHDR) - The Highest Density Residential land use designation allows for the development of multiple family apartments, including multi-story (3+) structures, with a density range of 14.0 to 60.0 dwelling units per acre.

Policies:

The following policies apply to residentially designated properties within the Community Development General Plan land use designation, as described above and as depicted on the area plan land use maps.

LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

Community Design

LU 28.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 28.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)

LU 28.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.



Please see the **Neighborhood Centers Overlay** section for discussion of neighborhood activity centers.

LU 28.5 Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.

LU 28.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)

LU 28.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.

LU 28.8 Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.

LU 28.9 Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.

Project Design

LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (AI 3)

LU 28.11 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures. (AI 3)

LU 28.12 Work proactively with residential developers to incorporate, where feasible, child care centers that serve families of all incomes and children of all ages where such facilities are lacking.

Commercial Area Plan Land Use Designations

Commercial land uses are critical to the long term economic and fiscal stability of the County of Riverside. Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services. Unfocused, underutilized, and unkempt commercial strips result in unsightly conditions that detract from the quality of communities, and usually impair the efficiency of the roadway that services them. It is the goal of this General Plan to accommodate commercial demand, stimulate focused commercial centers, accommodate a variety and range of uses, and ensure that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. As stated in the RCIP Vision,

> *Clusters of similar businesses and industries are created within areas designated for job generating uses and our expanded educational institutions provide preparation and training for the new jobs created in these clusters.*

Commercial land uses within the Community Development category are divided into three Area Plan land use designations: Commercial Retail, Commercial Office, and Commercial Tourist.

Commercial Retail (CR) - The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory. The amount of land designated for Commercial Retail development within Riverside County's land use plan exceeds that amount which is anticipated to be necessary to serve Riverside County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the county. Floor area ratios range from 0.2 to 0.35. (In order to more accurately project the actual potential for retail development within the Riverside County unincorporated areas, and the traffic and environmental impacts that would result from it, the statistical build out projections for the General Plan EIR assumed that 40% of the area designated Commercial Retail might ultimately develop as commercial uses. It was further assumed that the remaining 60% of the area designated CR would likely develop as residential uses within the Medium Density Residential range.)

Commercial Tourist (CT) - The Commercial Tourist land use designation allows for tourist-related commercial uses such as hotels, golf courses, recreation, and amusement facilities. Commercial Tourist uses will be permitted based on their compatibility with surrounding land uses. FAR range from 0.2 to 0.35.

Commercial Office (CO) - The Commercial Office land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. Commercial Office uses will be permitted based on their compatibility with surrounding land uses. FAR range from 0.35 to 1.0.

Policies:

The following policies apply to commercially designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 29.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. (AI 2, 6)

Community Design

LU 29.2 Once 40% of the area designated Commercial Retail within any Area Plan is built out, commercial retail development applications that are proposed within that Area Plan will only be considered for approval based on demonstrated market need, as well as a demonstrated ability to accommodate the traffic impacts the development will generate. (AI 1)

LU 29.3 Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity. (AI 3)

LU 29.4 Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, day care centers, and cultural uses. (AI 3)



Floor Area Ratio (FAR) is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a three-story, 60,000 square-foot building (20,000 square feet per floor) on a 20,000 square-foot parcel has a FAR of 3.0.

LU 29.5 Concentrate commercial uses near transportation facilities and high density residential areas and require the incorporation of facilities to promote the use of public transit, such as bus turnouts. (AI 3)

LU 29.6 Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 29.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU 29.8 Allow mixed use projects to develop in commercially designated areas in accordance with the guidelines of the Community Center Land Use Designation and with special consideration of impacts to adjacent uses. (AI 3)

Project Design

LU 29.9 Require that commercial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 29.10 Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

Industrial and Business Park Area Plan Land Use Designations

Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. The goal of Riverside County is to provide attractive work environments that fit with the character of each community and are well served by convenient and adequate accessibility to multi-modal transportation options that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial business will facilitate competitive advantage in the market place.

Industrial/Business Park land uses within the Community Development category are divided into three Area Plan land use designations: Business Park, Light Industrial, and Heavy Industrial.

Light Industrial (LI) - The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Heavy Industrial (HI) - The Heavy Industrial land use designation allows for intense industrial activities that may have significant impacts (noise, glare, odors) on surrounding uses. Building intensity ranges from 0.15 to 0.5 FAR.

Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 30.1 Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)

LU 30.3 Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity. (AI 3)

LU 30.4 Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

LU 30.5 Allow for the inclusion of day care centers, public meeting rooms, and other community-oriented facilities in industrial districts.

LU 30.6 Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU 30.7 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU 30.8 Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 30.9 Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization.

Public Facility Area Plan Land Use Designation

Uses within the Public Facilities designation provide essential support services to the County of Riverside. These uses include airports, landfills, flood control facilities, utilities, schools, and other such facilities. Due to the intense nature of many of these activities, potential conflicts with surrounding land uses can thus occur. The intent of these policies is to provide for adequate public facilities within the county and to ensure compatibility with surrounding land uses.

Public Facility land uses within the Community Development category are grouped under the Public Facilities Area Plan land use designation.

Public Facilities (PF) - The Public Facilities land use designation provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Privately held uses with public facility characteristics are not required to be designated as Public Facilities, but are eligible to be so designated based on site-specific reviews of the characteristics of the use in question. Due to the varied nature of this category, building intensity and design criteria for uses in this designation shall generally comply with those standards and policies most similar to the intended use. Airports, utility facilities, other than electric generating stations, and landfills generally have low FARs. Building intensities for civic uses such as Riverside County administrative buildings and schools, however, are comparable to other employment-generating land use designations. The maximum intensity allowed for civic uses within the Public Facilities designation is 0.60 FAR. Actual FAR will vary for other uses and the appropriate FAR will, therefore, be determined in the zoning ordinance.

Policies:

The following policies apply to Public Facility designated properties within the Community Development General Plan land use designation, as depicted on the area plan land use maps.

LU 31.1 Accommodate the development of public facilities in areas appropriately designated by the General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU 31.2 Protect major public facilities, such as landfill and solid waste processing sites and airports, from the encroachment of incompatible uses. (AI 3)

LU 31.3 Require that new public facilities protect sensitive uses, such as schools and residences, from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. (AI 3)

LU 31.4 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU 31.5 Require that public facilities be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

LU 31.6 Ensure that development and conservation land uses do not infringe upon existing essential public facilities and public utility corridors, which include Riverside County regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of Public Facilities. This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large-scale General Plan maps. (AI 3)

LU 31.7 Due to the scale of General Plan and Area Plan maps and the size of the county, utility easements and linear rights-of-way that are narrow in width are not depicted on General Plan and Area Plan maps. These features need to be taken into consideration in the review of applications to develop land and proposals to preserve land for conservation.

Community Center Area Plan Land Use Designation

One of the central concepts of the RCIP Vision and General Planning Principles is the creation of community centers. As stated in the RCIP Vision:

> *"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."*

The purpose of these community centers is multi-faceted; accommodating future growth, establishing a new growth pattern for Riverside County, defining and enhancing communities, and achieving the other aspects of the RCIP Vision such as improved mobility and the protection/provision of open spaces. In essence, community centers are intended to accommodate increased densities and a more focused growth pattern in order to accommodate future growth and reduce sprawl. This in turn will help protect Riverside County's rural communities, character, and open spaces.

Community centers are purposefully designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that acts as the center of activity for the surrounding area. The design and activity found in community centers helps in creating a strong "a sense of place." Community centers accommodate a variety of residential densities, nonresidential intensities and public spaces that are integrated in a manner that promotes pedestrian activity and minimizes the dominance of the automobile. Public and quasi-public uses such as civic buildings, schools, open space, recreational and cultural facilities are also integral parts of community centers. Because of their more intense, compact nature of development, community centers accommodate and enhance the feasibility of providing transit service and other forms of transportation, including pedestrian and bicycle travel.

Community centers typically consist of two levels of development; a centralized core area that accommodates the highest intensity of use, and an adjacent core support area where development intensity lessens as it radiates away from the core. This designation allows a horizontal and/or vertical mixture of uses on one or more parcels, and may be either a series of free-standing structures or combined in a single building.

Community centers should be designed to encourage a safe, lively pedestrian environment and focus retail or service uses on the ground floor with professional offices and/or residential uses on the upper floors.

The scale, size and mixture of uses in the community centers varies based upon the character of the surrounding area. This designation consists of four Community Center types to reflect variations in intended size, scale, focus, and composition of uses: Village Centers, Town Centers, Job Centers, and Entertainment Centers. The intended designation of each community center is described in those individual area plans where such centers are located. See General Plan Appendix E-1, pages 4-6 (Tables E-6, E-7, and E-8, in particular), for specifics on the land use and planning assumptions associated with each type of Community Center.

Village Center (VC) - Village Centers are pedestrian-oriented community centers that serve adjacent and nearby residential neighborhoods. These are the smallest scale community centers and are intended to reflect a village, or small downtown atmosphere. The Village Center is most appropriately located in a suburban type environment. Allowable land uses within Village Centers include:

- Very High and High Density Residential in the core area;
- High Density Residential in the core support area;

- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, and parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 3.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.0 FAR.

Town Center (TC) - Town Centers allow for a more intense and intimate mix of land uses when compared to the Village Center. Town Centers can be located in dense urban areas or as a core for a large area of suburban development. The Town Center provides uses such as those found in a traditional downtown district. Town Centers provide regional attractions and facilities in addition to those uses that serve local residents and workers. Allowable land uses within Town Centers include:

- Highest Density Residential in or adjacent to the core area;
- Very High Density Residential in the core and core support areas;
- Commercial Retail;
- Commercial Office;
- Commercial Tourist;
- Public Facilities; and
- Open Space-Recreation

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, day care centers, and hotels. Appropriate public uses include those associated with a downtown core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 3.0 FAR.

Job Center (JC) - Job Centers can be viewed as a concentrated area of employment uses. Job Centers may vary in scale and size, but are intended to provide regional-serving uses with a mixture of business park and office uses, support commercial retail centers and high density residential uses. Allowable land uses within Job Centers include:

- Highest Density Residential within the core area;
- Very High Density Residential within the core and core support area;

- Business Park;
- Light Industrial;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical employment uses within Business Park and Light Industrial designated areas include research and development firms, manufacturing, assembling, private and public research institutions, academic institutions, medical facilities, and support commercial uses. Warehousing and distribution facilities uses are not allowed within Job Centers.

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to 40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 2.0 FAR. There is also a second type of Job Center, the Job Center with No Residential (JCNR), which may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

Entertainment Center (EC) - Entertainment Centers vary in size, scale and purpose, from resort communities, to intense, active centers. Entertainment Centers provide regional entertainment, recreation and tourist-destination attractions and facilities in addition to support commercial and office uses. Allowable land uses include:

- Very High Density Residential within the core area;
- High Density Residential within the core and core support areas;
- Commercial Tourist;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local

and regional serving commercial retail and service uses, and mid-rise commercial office uses. Typical commercial and office uses may include restaurants, specialty stores, business support services, day care centers, and financial institutions. Residential densities range from 8.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.5 FAR. As noted above, the Job Center with No Residential (JCNR) may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

Policies:

The following policies apply to properties with the Community Center land use designation within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

LU 32.1 Accommodate the development of structures and sites that integrate a mix of housing, retail, commercial office, business park, public/quasi-public, and recreational open space uses in areas designated for Community Center on the area plan land use maps.

Community Design

LU 32.2 Require that areas designated as community center be planned and designed with a specific plan of land use. (AI 14, 15)

LU 32.3 Provide open space areas within community centers to provide visual relief from the urban environment, form linkages to other portions of the urban area, and serve as buffers, where necessary. (AI 3)

LU 32.4 Include day care centers, public meeting rooms, and other community-oriented facilities in community and employment centers whenever feasible, along transit lines or major circulation facilities, and in locations away from significant noise and air quality generators.

LU 32.5 Locate community centers along transit lines and/or major circulation facilities in order to enhance accessibility and promote transit ridership. (AI 3)

LU 32.6 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

LU 32.7 Orient the entrance of buildings in community centers to the streets and provide parking in the rear. (AI 3)

LU 32.8 Allow shared parking and reduced parking standards in the cores of community centers. (AI 3)

LU 32.9 Integrate pedestrian, equestrian and bicycle-friendly street and trail networks connecting community centers with surrounding land uses. (AI 3)

Project Design

LU 32.10 Require that mixed-use developments be designed to mitigate potential conflicts between uses, considering such issues as noise, lighting, security, trash, and truck, and automobile access. (AI 3)

LU 32.11 Require that mixed-use developments be located and designed to visually enhance, not degrade the character of the surrounding area. (AI 3)

Location and Extent of Community Centers

LU 32.12 Since it is a land use designation within the Community Development Foundation Component, the Community Center designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). However, the area of any one Community Center (whether included in the General Plan at the time of its initial adoption or subsequently added through a GPA) shall not be permitted to be enlarged by a cumulative total (through one or more GPAs) of more than 10% during any eight-year certainty period. (AI 1, 3)

Mixed Use Area

The Mixed-Use Area (MUA) designation is intended to allow for more flexibility in land usage than conventionally designated and zoned areas that limit land uses to a singular theme. Flexibility in land use and design provides an incentive for land owners and developers to make efficient use of land and to propose different land uses or mixes of uses unique to each section of their proposed project. While traditional mixed use development is seen as vertical with commercial or offices on the bottom floors and housing above, the diverse nature of the various communities in the County is such that some mixed use developments may be horizontal. Horizontal mixed use allows differing uses to coexist side by side rather than vertically. Horizontal mixed use might allow one use to be seen as a buffer for an adjacent existing neighborhood while allowing more intensive uses within the interior of the property, or allow different types of the same use to coexist on the same site. The MUA designation also encourages creativity in design by allowing flexibility in building spacing, height, and density.

While MUA developments are generally large in size, there are many properties that are small, odd-shaped, or unique which can make them difficult to develop. By including them in a larger area containing the MUA designation, there is an opportunity to combine sites to create a larger development area, or to provide for a design that is connected visually but allows for separate ownerships of each residential unit or different use therein.

The Mixed-Use Area designation encourages combinations of business, office, retail, and other commercial uses, community facilities, and residential uses in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Higher density residential uses are encouraged in locations close to transit stations and other areas near transit.

Mixed-use development provides pedestrian connections and other amenities such as:

- greater housing variety and density, more affordable housing, life-cycle housing (starter homes to larger family homes to senior housing), workforce housing, veterans housing etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);

- stronger neighborhood character, sense of place; and
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs.

The Mixed Use Area (MUA) land use designation is intended to reflect mixed use development areas throughout Riverside County. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

MUAs may be appropriate candidates for the Community Center designation. In order for the Community Center designation to be considered, the project proponent is required to file a specific plan or a specific plan amendment, wherein issues relating to density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the Community Center proposal are addressed and resolved.

Areas with the MUA land use designation were selected because they are located within or very close to the core areas of existing communities where important community facilities such as schools, libraries, community centers, etc. are conveniently available. Additionally, the MUAs have the opportunity to include development of residential neighborhoods of varying residential densities, including Highest Density Residential (HHDR), along with a wide-ranging mix of commercial and job-producing services in settings that take advantage of walkability and close-at-hand transit, bicycle, and automobile access capabilities.

Policies:

LU 33.1 The Mixed Use Area designation may be developed pursuant to any zoning classification that meets the intent of a community-level policy area, as described in each area plan. Where no such guiding policy is available, the Mixed-Use Area designation may be developed pursuant to either a Specific Plan or the Mixed Use Zoning classifications.

LU 33.2 Within Mixed-Use Area neighborhoods that contain a requirement for Highest Density Residential development, it is expected and encouraged that the HHDR development will be built either prior to, or concurrently with, non-residential development in the MUA in order to support the viability of non-residential development.

Note to reader. The term Mixed Use Planning Area (MUPA) is being changed to Mixed Use Area (MUA) as part of this General Plan amendment. The changes are reflected above but should be considered changed in the General Plan.

Overlays

Overlays are land use designations that are intended to reflect a particular characteristic and are not restricted by land use categories. An overlay is applied over an underlying land use designation to provide another layer of guidance or a variety of options, or to illustrate a site characteristic that may present a constraint to land development. For instance, the underlying land use designation might be Rural Residential; however, the presence of the Rural Village Overlay allows the opportunity to develop higher density residential and/or commercial uses. In this case, the property owner can choose between developing to the Rural Residential standards or the standards of the Rural Village Overlay. For each Overlay, a schematic outlining the applicable land use designations and their associated planning assumptions is presented in General Plan Appendix E-1 (Tables E-10 through E-13, in

particular). For the two Rural Village Land Use Overlays, a map of the specific additional (alternate) land use designations is provided in the applicable area plan.

An Overlay is a tool that allows land use designations from a higher level of development (typically, the Community Development Foundation Component) to be applied to areas currently under land use designations of lower-intensity Foundation Components (such as the Rural, Rural Community, Agriculture, or Open Space Foundation Components). The alternate Foundation Component and land use designations of the Overlay may be applied through a General Plan Amendment in the future. The key advantages of an Overlay are that: (1) the existing (underlying) land use designation remains unless or until the Overlay is desired; and (2) the necessary General Plan Amendment to convert the Overlay area from the existing Foundation Component to the new Community Development (or other) land use designations is typically exempt from the eight-year Foundation Component amendment restriction and other procedural requirements applicable to Foundation Component amendments. Instead, unless indicated otherwise by specific General Plan policies, General Plan Amendments for Overlays shall be deemed Entitlement/Policy amendments and subject to the procedural requirements applicable to that amendment category.

Community Development Overlay

The Community Development Overlay is a tool that allows land use designations from the Community Development Foundation Component to be applied through General Plan Amendments in the future within specified areas currently within Rural, Rural Community, Agriculture, or Open Space Foundation Component The existing underlying land use designations of these other foundation components will remain and continue to be allowed until such time as the alternate Community Development Overlay's land uses are approved. Typically, such overlays will contain special policies within the appropriate area plan texts that address important local issues, such as buffering between existing and new uses, rules for applying the new Community Development designations, and their permitted densities and intensities. Community Development Overlays are mapped on the affected Area Plan Overlays and Policy Areas map. For the specific land use and planning assumptions associated with the Community Development Overlays throughout the county, see Table E-12 of General Plan Appendix E-1.

Community Center Overlay

The Community Center Overlay is applied in areas where the intent under the General Plan is for either a Community Center to be developed, or for the underlying designated land use to be developed (or remain) depending on the desires of the affected landowners. Various factors, including the existence of multiple small parcels, existing development patterns, or uncertainty as to the ultimate location of the community center in the local area, result in the need to retain flexibility regarding options for development while the community center concept is pursued. In Community Center Overlay areas, either a specific plan or a more general master plan, instead of a specific plan, may be established. Also, for implementation, an overlay zone may be applied that provides flexible regulations to facilitate the ultimate development of a community center while preserving many traditional land use and development options. Because of the multiplicity of smaller parcels in some Community Center Overlay areas and other factors, the County of Riverside may take a role in working with area landowners to prepare a master plan or a specific plan, and undertaking other functions that would assist in developing a community center. For the specific land use and planning assumptions associated with Community Center Overlays within the General Plan, see Table E-10 of General Plan Appendix E-1.

Policies:

LU 33.1 Allow either a Community Center or a land use consistent with the underlying designation to be developed in areas covered by the Community Center Overlay. (AI 1)

LU 33.2 A Community Center Overlay may be applied to any area within the Community Development Foundation Component, where such application would be consistent with the intent and policies of this section, and the ultimate development of a community center, consistent with the intent and policies of the applicable Community Center land use designations.

LU 33.3 Since it utilizes land use designations that are in the Community Development Foundation Component, the Community Center Overlay designation may be enlarged, reduced, added, or eliminated for any site within a Community Development area through quarterly General Plan Amendments (GPAs). (AI 2)

Rural Village Overlay and Rural Village Land Use Overlay

The Rural Village Overlay and Rural Village Land Use Overlay allow a concentration of development within rural areas. Both types of Rural Villages accommodate a range of residential and local-serving commercial, educational, cultural, and recreational opportunities.

In some rural village areas, dispersed development patterns, physical characteristics such as topography and floodplains, and other factors prevented the final definition of formal Rural Village Overlay boundaries at the time of the adoption of the General Plan in 2003. Thus, to accommodate and plan for these unresolved issues, a number of areas were designated in the 2003 General Plan as "Rural Village Study Areas." These were the following: Meadowbrook and Good Hope/Wagonwheel (Mead Valley Area Plan). The Rural Villages that were recognized in the General Plan in 2003 as Rural Village Overlays were as follows: Sky Valley (Western Coachella Valley Area Plan), Chiriaco Summit (Eastern Coachella Valley), and Anza (REMAP).

Following the adoption of the General Plan in 2003, relevant factors were studied in more detail on a parcel-by-parcel basis through spatial analyses conducted for each Rural Village Overlay and Study Area. These analyses included review of existing land use patterns, lot sizes, topography, and available infrastructure in order to determine appropriate designations and areas that are suitable for commercial uses, small-scale industrial uses, or residential development intensities higher than existing levels. Where the results of these spatial analyses supported the merits of development potential, the existing Rural Village Study Areas were redesignated as "Rural Village Land Use Overlays." For other Rural Village Study Areas, the spatial analysis indicated the need for changes to the Rural Villages, such as enlargement, reduction, or deletion.

Consequently, as a result of General Plan Amendment No. 960, two former Rural Village Study Areas are now recognized as Rural Village Land Use Overlays: Meadowbrook (Elsinore Area Plan) and Good Hope/Wagonwheel (Mead Valley Area Plan). For each of these RVLUOs, a custom overlay of land use designations was created and placed in the applicable Area Plan. Rural Villages eliminated as a result of GPA No. 960 were: El Cariso (Elsinore Area Plan), Aguanga/Radec Junction, and Twin Creek Ranch (REMAP), Anza (REMAP), and Chiriaco Summit (Eastern Coachella Valley). GPA No. 960 also recognized Sky Valley (Western Coachella Valley Area Plan) as a Rural Village Overlay and Chiriaco Summit Rural Village Study Area was redesignated as a Policy Area for clarification. Lastly, the former Anza Rural Village Overlay was subsumed into a much larger Anza Valley Policy Area (see REMAP for more details on the Anza area).

For the specific land use and planning assumptions associated with each of the Rural Village Overlays and Land Use Overlays located throughout the county, see Table E-11 of General Plan Appendix E-1.

Policies:

The following policies apply to properties designated with the Rural Village Overlay or Rural Village Land Use Overlay on the area plan overlays and policy areas maps.

LU 34.1 Allow areas designated with the Rural Village Land Use Overlay to develop in accordance with the Overlay designation or the underlying land use designation.

LU 34.2 Consider new or expanded Rural Village Land Use Overlays within Agriculture, Rural, Rural Community Foundation Component as well as the Open Space-Rural land use designation, as a Foundation Amendment.

LU 34.3 Require that adequate and available transportation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)

LU 34.4 Permit transfer of density or lot aggregation/consolidation in Rural Village Land Use Overlays when such mechanisms and programs are available in the county (AI 30)

LU 34.5 If a Rural Village Study Area Overlay is eliminated, develop the area according to the policies of the underlying land use designation(s).

Specific Community Development Designation Overlays

In order to respond to the need for local flexibility, the County of Riverside may choose to designate properties within any foundation component with a specific community development designation overlay. Under this type of Overlay, a single specific land use designation is provided as an "alternate" land use that may be developed on the subject property if approved through a General Plan Amendment. Unlike the Community Center and Community Development Overlays, which typically cover a range of land use designations, the Specific Community Development Designation Overlays only propose a single land use (most commonly Business Park or Commercial-Retail). Again, the application of a Specific Community Development Designation Overlay to properties within any foundation component other than the Community Development foundation component may only occur in conjunction with the initial adoption of the General Plan and with the eight-year General Plan review cycles, except as otherwise specified pursuant to the provisions of the General Plan Certainty System, which, with specified exceptions, limits amendments between foundation component categories to eight-year cycles. In situations where the underlying designation is within a different foundation component, the specific community development designation overlay provides an exemption from the eight-year limit and other procedural requirements applicable to Foundation Component amendments, but only for the General Plan Amendment that proposes to enact the specific land use designation specified by the overlay. Such amendments shall be deemed Entitlement/Policy amendments and be subject to the procedural requirements applicable to that category of amendments. For example, a property that has an underlying designation of Rural Community Very Low Density Residential and an overlay of Commercial Retail would be eligible to file for, and receive approval of, a General Plan Amendment to Commercial Retail inside of (that is, without waiting out) the eight-year period. However, unless the property qualified under one of the other specified exemptions, the property would not be eligible to request a General Plan Amendment to any land use designation not addressed by the Overlay, for example Medium Density Residential, during that period.

In situations where a Specific Community Development Designation Overlay (other than a Community Center Overlay) is applied over a different Community Development designation, consult the applicable Area Plan text for an explanation. For the specific land use and planning assumptions associated with various Specific Community Development Designation located throughout the county, see Table E-13 of General Plan Appendix E-1.

Policy Areas

Since not all sectors within an area plan are the same, Area Plan land use designations don't always reflect the unique features found in an area. To preserve these distinctive land use patterns of different communities, policies tailored towards these unique features may be required. Accordingly, a Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. For example, the Hot Springs Policy Area in the Western Coachella Valley Area Plan is a thermal resource area with hot mineral water that is clean, clear, and free of sulfur odor. Therefore, even though most of the policy area is designated as Rural Desert in the Rural Foundation Component, additional land uses (more consistent with the Community Development Foundation Component) that utilize the natural resources, such as hotels, motels, recreational vehicle parks, mobile home parks, residential developments and institutional uses, may be considered without requiring a Foundation Component amendment.

Within a Policy Area, land use related requirements such as minimum lot sizes, allowable uses and project design may be more or less restrictive than the underlying Area Plan land use designation depending upon the purpose of that specific Policy Area. The Policy Areas are identified in their respective Area Plan maps and text. Most Policy Areas do not directly alter land use designations or planning assumptions. However, for the dozen or so that do, the specific land use and planning assumptions are associated with each of these Policy Areas are listed in Table E-14 of General Plan Appendix E-1.

Closed Landfill Policy Area

The Closed Landfill Policy Area may be applied to either publicly or privately owned properties that were once the sites of landfills, waste disposal or dump sites, or "burn" (former trash incineration) sites. The purpose of the policy area is to alert landowners and future land users that the subject parcel was utilized for this purpose in the past and to provide for review of development proposals by the Riverside County Department of Waste Management.

Policies:

The following policy applies to properties designated with the Closed Landfill Policy Area on an Area Plan Land Use Map:

LU 35.1 Require that proposed projects on properties designated with the Closed Landfill Policy Area be reviewed by the Department of Waste Management and the Department of Environmental Health to assure that future development is designed to protect public health and safety.

Environmental Justice

Environmental justice is "the fair treatment of people of all races, cultures, and incomes with respect to development, adoption, implementation, and enforcement of environmental laws, regulations, and policies" (Gov. Code §65040.12). To this end, the state legislature approved Senate Bill (SB) 1000 in 2016 that requires local general plans to address environmental justice and include related policy, if a "disadvantaged community" is identified within the area covered by the general plan. In order to fully address environmental justice, the general plans must

include new or existing policy intended to (1) reduce unique or compounded health risks in disadvantaged communities, (2) promote civic engagement in public decision-making process, and (3) prioritize improvements and programs that address the needs of disadvantaged communities (Gov. Code §65302).

A disadvantaged community or environmental justice community ("EJ Community") is defined as a "low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation" or a geographic area that is identified by the California Environmental Protection Agency ("Cal EPA") based on the area's socioeconomic, public health, and environmental hazard criteria (Gov. Code §65302). Using an environmental health screening tool, CalEnviroScreen 3.0, Cal EPA was able to identify and designate EJ Communities throughout the state that are burdened by multiple sources of pollution. There are a number of EJ Communities located within the unincorporated areas of the County, as shown on Figure LU - 4.1, entitled "Riverside County Environmental Justice Communities." Additionally, the communities of Thermal and Oasis have been included in Figure LU - 4.1 as EJ Communities because the census tracts for these communities have been identified as having distinct environmental impact parameters. Figure LU – 4.1 may be updated as new information related to living or environmental conditions becomes available from either the State or the County, or the state updates CalEnviroScreen 3.0. The update comprising CalEnviroScreen 4.0 is in preparation. Figure LU 4.1 depicts the Area Plan boundaries as identified in the Land Use Element, overlain with the CalEnviroScreen EJ community boundaries thereby providing additional context for affected EJ areas.

Furtherance of policies to be addressed by government agencies and new land use development proposed within the EJ Communities will be evaluated for promoting all environmental justice policies. The land use entitlement process provides a key opportunity to address environmental justice policies through the creation of safe, healthy, and environmentally sustainable communities.

Senate Bill (SB) 244 (2011), as discussed on page LU-24, covers policy related to disadvantaged unincorporated communities with its focus on socio-economic disadvantages, including specifically the availability of public services, facilities, and infrastructure serving households earning eighty percent (80%) or less than the median household income of the County. While there is some overlap between SB 244 and the EJ Communities defined by Cal EPA through CalEnviroScreen, the focus of the latter is on public health and factors affecting the physical environment, collectively constituting an EJ Community. Nevertheless, there is substantial overlap between EJ communities and the fact that many households in such communities are socio-economically constrained. Updating SB 244 compliance is being undertaken in conjunction with the 6th Cycle Housing Element update and subsequently through future eight (8) year Housing Element cycle updates with the next cycle due to be prepared in 2029. At that time, any new legislation affecting compliance with SB 244 will also be addressed.

Environmental Justice Policies

Environmental justice is addressed within the nine adopted elements of the County's General Plan. However, in an effort to collectively address environmental justice, the Healthy Communities Element includes a section entitled, "Environmental Justice" where focused policies are found, some of which are derived from other policies within the General Plan. The goal of the environmental Justice section in the Healthy Communities Element is to ensure the consideration of environmental justice policies, in order to improve public health and the environment within EJ Communities.

Application of Environmental Justice Policies

Policies relevant to environmental justice apply particularly in the EJ Communities identified by the State of California. These communities are adapted from the state database and made part of the County's General Plan.

The General Plan represents the build-out vision of Riverside County. As such, it not only addresses what the County envisions to be achieved from new development, it also provides a framework for the collective living and working environment of its residents. Policies applicable to new development will be implemented by the County. Other policies to be implemented require cooperation with non-profits, community-based organizations, foundations, other government agencies, including those within county government, or entities outside of county government, as feasible. To be clear, the General Plan is a document consisting of goals and policies. Such goals and polices are evaluated as a continuum of direction within broad interpretation parameters. They are not regulations in the manner that a zoning code consists of regulations with which compliance must be achieved. Goals and policies are interpreted and if the direction set by the goal or policy is met, a level of compliance is achieved such that the direction set by the goal or policy is met within a continuum framework. EJ policies are evaluated in the same manner as all other General Plan goals and policies – subject to interpretation with appropriate determinations of compliance within a continuum framework pursuant to the EJ Implementation Plan. In addition to General Plan Amendment noticing requirements, future amendments to the Land Use Element or Healthy Communities Element relative to EJ policies and the EJ Implementation Plan and the spatial definition of the EJ Communities which may result from state adoption of CalEnviroScreen 4.0 will be reviewed for comment and input with the affected EJ communities as depicted on Land Use Element Figure LU-4.1 as well as with the affected municipal advisory councils and community councils.

EJ Implementation Plan

As noted, EJ policies are compiled in the Healthy Communities Element of the General Plan. The EJ implementation plan is provided as an appendix to the Healthy Communities Element. As such it is not part of this element and is not otherwise part of the General Plan. It is, therefore, an administrative document that can be modified as the County gains experience in interpreting and evaluating development and related activity for compliance with EJ policies without having to process a general plan amendment for any changes to the document.

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Figure LU- 4.1 Riverside County Environmental Justice Communities

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Eastern Riverside County Desert Areas (Non-Area Plan)

Most areas in the western half of Riverside County, plus portions of the county's eastern half are located within a specific Area Plan boundary. However, there are some lands in the eastern portion of the county that are not located within an Area Plan. These portions of eastern Riverside County are shown in Figure LU-4, Area Plan Boundary Map, and are the focus of this section.

The portion of eastern Riverside County located easterly of the Coachella Valley is characterized by expansive, primarily undeveloped desert and mountainous areas. This vast sub-region consists of a variety of geographic features, including flat desert valleys, rolling sand dunes, stark hillside and mountain ranges, and lush riparian corridors along the Colorado River. The dramatic desert terrain of the Joshua Tree National Park can also be found here.

Some of the more prominent natural features and land uses located here include:

- Joshua Tree National Park;
- Several clustered mountain ranges, including the Orocopia, Chuckwalla, Little Chuckwalla, Mule, Arica, Little Maria, Palen, McCoy, Pinto, Big Maria and Riverside Mountains;
- Chuckwalla Valley, which is bisected by Interstate 10 east of the I-10/ SR-177 junction;
- Northern portion of the Chocolate Mountain Aerial Gunnery Range;
- Banks of the Colorado River;
- The Colorado River Aqueduct owned and operated by the Metropolitan Water District of Southern California.
- Several mining operations, including the small mining enclave of Midland; and
- Scattered rural residential uses.

Interstate 10, State Route 95, State Route 177, and State Route 62 are the primary highways providing vehicular access throughout this region. In addition, a substantial portion of the Desert Tortoise Reserve Area is located here.



For additional policies related to desert tortoise habitat, see the **CV-MSHCP**.

The intent of the land use plan shown in Figure LU-6 is to preserve the unique and spectacular open space character of this desert region, and to maintain those existing rural and mineral resource land uses scattered throughout the area. Table LU-6 below lists the land use acreage distribution and dwelling unit/population buildout potential for this portion of the county.

Policies:

LU 36.1 Preserve the character of the Eastern Riverside County Desert Areas through application of those land use designations reflected on Figure LU-6, Eastern Riverside County Desert Areas Land Use Plan.

LU 36.2 Development within two miles of the Chocolate Mountain Aerial Gunnery Range shall remain limited and compatible with the Open Space Foundation Component.

LU 36.3 Prohibit residential development, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of the Chocolate Mountain Aerial Gunnery Range.

LU 36.4 New development within 3 miles of the Chocolate Mountain Aerial Gunnery Range (CMAGR) outer boundary shall be required to disclose through recordation of an Environmental Constraints Note, avigation (or other) easement, or other instrument as deemed suitable, the potential for noise, vibrations or interference emanating from aviation activities and other military operations performed within or above the CMAGR.

Table LU-6
Eastern Riverside County Desert Areas Land Use Summary

Land Use	Acres	Dwelling Units	Population
Rural Residential	0	0	0
Open Space-Rural[1]	1,302,365*	32,559	99,908
Open Space-Conservation Habitat	468,162	0	0
Open Space-Water	2,084	0	0
Indian Lands	2,740	N/A	N/A
Total	**1,775,351**	**32,559**	**99,908**

NOTES:
1 Includes 108,363 acres in the Chocolate Mountain Aerial Gunnery Range.

Figure LU- 6 Eastern Riverside County Land Use Plan

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March Joint Air Reserve Base

The March Joint Air Reserve Base is located along Interstate 215, adjacent to the Cities of Riverside, Perris, and Moreno Valley. The former Air Force Base was established in 1918 and was continually used until 1993. In 1996, the land was converted from an Air Force Base to an Active Duty Reserve Base. A Joint Powers Authority (JPA), comprised of the County of Riverside and the Cities of Moreno Valley, Perris, and Riverside, formed to address the use, reuse, and joint use of the realigned March Joint ARB. The JPA Agreement created the March Joint Powers Commission (JPC), which was ~~is~~ the governing body for the authority. The Commission included ~~is comprised of~~ eight elected officials (two from each of the four jurisdictions) who were ~~are~~ selected by the jurisdictions' respective governing bodies. The March JPA was ~~is~~ recognized by the Department of Defense and the State of California as the official local land use and redevelopment agency for March Joint ARB - non-cantonment area

For additional policies related to the March Joint ARB, see the **General Plan of the March Joint Powers Authority.**

The March Joint Powers Commission (JPC) in 2023 resolved to discontinue the Joint Powers Authority (JPA) and return land use authority for the unincorporated areas within the March Joint Air Reserve Base to the County of Riverside. Existing and future development shall be subject to review by the County for consistency with the March Area Plan and applicable County requirements and standards.

Tribal Lands/Areas Subject to Indian Jurisdiction

The General Plan and Area Plan maps depict some properties as Tribal Lands/Areas subject to Indian Jurisdiction. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes or their members in trust. Within Indian reservation boundaries, properties so depicted include parcels owned in fee simple by non-Indians ("Fee Lands"); parcels owned by Tribal members either in trust or in fee ("Allotment Lands"); parcels owned by the Tribe as a government, corporation, or organization, and held either in trust by the United States or in fee ("Tribal Lands"); parcels that are located in those areas of an Indian reservation that are closed to members of the general public as authorized by federal law ("Closed Lands"); and parcels owned in fee or in trust by Indians who are not members of the Tribe which exercises governmental authority over the reservation. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local governments. Because there is potential for conflicting assertions of jurisdictions between the County of Riverside and the Indian Tribes with regard to regulatory authority over Fee Lands located within reservation boundaries, the County of Riverside and various Indian Tribes have entered into inter-governmental agreements which spell out the procedures under which land use regulation authority will be administered with regard to those Tribes' reservation lands.

The ownership within Indian reservations is the key factor to determine the regulatory authority over a property. Of the various types of ownership, properties that are confirmed by the appropriate Indian Tribe as Fee Lands are subject to the land use provisions of the County of Riverside. Identifying Fee Lands within the reservation boundary mainly occurs when a property owner is seeking a building permit or land use entitlement. The following policies will ensure that development of Fee Lands is coordinated with the Tribal government.

Policies:

LU 37.1 The County of Riverside will continue to work with Tribal authorities to implement existing inter-governmental agreements with regard to land use regulatory authority over lands within Indian reservation boundaries.

LU 37.2 The County of Riverside will continue to work with Tribal authorities to negotiate inter-governmental agreements in situations where such agreements would be mutually beneficial.

LU 37.3 Where no inter-governmental agreements are in place or can be executed, the County of Riverside and affected Indian Tribe will seek to agree on minimum development standards on Fee Lands that shall be applied to any application submitted to the County of Riverside or the Tribe for approval of development plans. In the event that an agreement is reached between the County of Riverside and the affected Indian Tribe, then the standards shall be designed to ensure that reservation land remains consistent with the reservation's purpose and character while recognizing the rights of all reservation landowners and residents.

LU 37.4 The County of Riverside will continue to work with Tribes to seek compatibility between Riverside County and Tribal land use plans and policies.

LU 37.5 All new development proposals concerning Fee Lands should be consistent with the surrounding County of Riverside and Tribal land use plans and policies and be transmitted to the appropriate Tribe for comments as part of the County's development review process. With the adoption of General Plan Amendment No. 200003, existing and future Fee Lands that do not have either an assigned General Plan Foundation Component or Area Plan Land Use Designation or both shall have an Agriculture Foundation Component and an Agriculture Area Plan Land Use Designation. At the time a development proposal or an establishment or enlargement of an Agricultural Preserve involving Fee Land is approved by the County of Riverside or soon thereafter, the Agriculture Foundation Component and Agriculture Area Plan Land Use Designation should be reflected in a General Plan Amendment Cycle resolution in order to be formally recorded on the County of Riverside's General Plan land use map. In the event the development proposal includes a General Plan amendment to change the Fee Land's Agriculture Foundation Component or Agriculture Area Plan Land Use Designation, such change shall be processed in accordance with State law, the County's General Plan, and Ordinance No. 348.

Table 2, continued

SUPPLEMENTAL LAND USE PLANNING AREAS				
These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.				
OVERLAYS AND POLICY AREAS				
POLICY AREAS[5]				
March Joint Air Reserve Base Influence Area	14,538	---	---	---
Total Area Within Policy Areas:[4]	*14,538*			
TOTAL AREA WITHIN SUPPLEMENTALS:[5]	**14,538**			

FOOTNOTES:
1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
4 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
5 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.
6 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.
* Table was updated to include GPA Nos. 917 and 803; as well as city incorporations adopted after December 08, 2015
* Table was updated to change the Mixed-Use Planning Area to Mixed-Use Area, to be consistent with GPA No. 1122 Land Use Element
* Table was updated to change Rural Residential to Estate Density Residential, to be consistent with GPA No. 1221 Land Use Element

Policy Areas

A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

Policy Areas

One Policy Area is designated within the Reche Canyon/Badlands area. Policy Areas are important locales that have special significance. Its boundary is shown on Figure 4, Overlays and Policy Areas.

March Joint Air Reserve Base Influence Area

The former March Air Force Base is located immediately southwest of the Reche Canyon/Badlands area. This facility was established in 1918 and was in continual military use until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA)~~,~~ comprised of the County of Riverside and the cities of Moreno Valley, Perris and Riverside, ~~now~~ governed~~s~~ the facility. The JPA ~~plans to~~ transformed a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The boundary of the March Joint Air Reserve Base Airport Influence Area is shown in Figure 4, Overlays and Policy Areas. There are three Compatibility Zones associated with the Airport Influence Area. These Compatibility Zones are shown in Figure 5, March Joint Air Reserve Base Airport Influence Area. Properties within these zones are subject to regulations governing such issues as land use, development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L-1 and are summarized in Table 3, Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base). For more information on these zones and additional airport policies, refer to Appendix L-1, and the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan.

Policy:

RCBAP 1.1 To provide for the orderly development of March Joint Air Reserve Base and the surrounding areas, comply with the 1984 Riverside County Airport Land Use Plan as fully set forth in Appendix L-1 and as summarized in Table 3, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

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RCBAP = Reche Canyon/Badlands Area Plan Policy

Table 3: Airport Land Use Compatibility Criteria for Riverside County (Applicable to March Joint Air Reserve Base)[1,2]

Safety Zone	Maximum Population Density	Land Use
Area I	No Residential[3]	No high risk land uses. High risk land uses have one or more of the following characteristics: a high concentration of people; critical facility status; or use of flammable or explosive materials. The following are examples of uses which have these higher risk characteristics. This list is not complete and each land use application shall be evaluated for its appropriateness given airport flight activities. • Places of Assembly, such as churches, schools, and auditoriums. • Large Retail Outlets, such as shopping centers, department stores, "big box" discount stores, supermarkets, and drug stores. • High Patronage Services, such as restaurants, theaters, banks, and bowling alleys. • Overnight Occupancy Uses, such as hospitals, nursing homes, community care facilities, hotels, and motels. • Communication Facilities for use by emergency response and public information activities. • Flammable or Explosive Materials, such as service stations (gasoline and liquid petroleum), bulk fuel storage, plastics manufacturing, feed and flour mills, and breweries.
Area II	Residential 2.5 acre minimum lots	
Area III	Not Applicable	

1 The following uses shall be prohibited in all airport safety zones:
   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.
   d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.
2 Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.
3 Except at densities less than 0.4 DU/acre within specified areas as designated by the Airport Land Use Commission.
Source: Extracted from Riverside County Airport Land Use Plan

Specific Plans

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO:
☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM:
Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
☐ 38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: PROJECT NO. CC013169

Project Location: The project is located within the western area of Riverside County, bisected by Interstate 215 (I-215), approximately three miles south of State Highway 60 (HWY 60) and surrounded by cities of Moreno Valley, Perris and Riverside and unincorporated areas of Mead Valley and Woodcrest (Approximately 3,800 acres).

Project Description: PROJECT NO. CC013169 ("Project"), encompassing General Plan No. GPA240093 and Change of Zone No. CZ2400060, proposes to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA's") to the County of Riverside by doing all of the following: (1) adopting a March Area Plan as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan and County amendments to incorporate the County's land use jurisdiction process, (2) adopt the March Ordinance as part of the Riverside County Ordinances, which incorporates the approved March JPA development code, truck route ordinance, and specific plans and County amendments to incorporate the County's land use jurisdiction process, and (3) adopt the March Resolution as part of the Riverside County Resolutions, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and County amendments to incorporate the County's land use jurisdiction process. This project does not include any revision to the general plan land use designations or zoning as it relates to the project territory.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: 4080 Lemon St., #12th Floor Riverside, CA 92501

Exempt Status: ***(Check one)***
☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Declared Emergency *(Sec. 21080(b)(3); 15269(a))*
☐ Emergency Project *(Sec. 21080(b)(4); 15269 (b)(c))*
☒ Categorical Exemption *15320 Class 20; 15061(b)(3) Common Sense Exemption*
☐ Statutory Exemption (_____)
☒ Other: *Not a project*

Reasons why project is exempt: The Project is exempt under CEQA pursuant to both Class 20 categorical exemption as well as the Common Sense exemption.

Not a Project under CEQA: While a large number of changes are proposed related to adoption of the March Area Plan, March Ordinance, and March Resolution, the California Environmental Quality Act (CEQA) does not apply to the Project or the Project is exempt from CEQA for several reasons. Actions that merely incorporate existing law do not constitute a project under CEQA. (Union of Medical Marijuana Patients, Inc. v. City of Upland (2016) 245 Cal.App.4th 1265, 1273.) These actions, while not small, only incorporate already approved land use rules, processes, and procedures of both March JPA and the County and, thus, do not result in any physical development or reasonably foreseeable environmental impact that has not already been analyzed by either jurisdiction. In addition, organizational or administrative activities of government entities, such as the reorganization, formatting, addition of findings, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378.

Section 15320: Under State CEQA Guidelines section 15320, reorganizations or changes to local government agencies are exempt from CEQA requirements. Section 15320(c) provides illustrative examples, such as agency mergers within city boundaries, but explicitly states that these examples are not exhaustive. While the proposed Project does not perfectly align with the listed examples, it involves the reduction of the March Joint Powers Authority (JPA), with the affected land returning to Riverside County jurisdiction.

The associated land use actions related to adopting a March Area Plan, March Ordinance, and March Resolution necessary for this reorganization fall within the scope of this exemption. The March JPA ordinances and the County's General Plan and permitting processes

and procedures have already been heard and adopted previously. The actions taken by this Project are simply a merger of already approved actions by each agency. The primary effect of the March Area Plan is to incorporate the already approved provisions of March JPA's General Plan and add policies requiring compliance with the County's General Plan, processing, procedures, and policies in addition to requiring compliance with other local, state, and federal law, which are independently required of all development projects. The purpose of the March Ordinance is to adopt the March JPA Development Code, Specific Plans, and Truck Routes with modifications incorporating the County's land use permitting processes and procedures. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect. The purpose of the March Resolution is to acknowledge the prior land use entitlements and some of the land use actions taken by March JPA and clarify and modify the County's interpretation of the prior actions and entitlements related to all future actions. After adoption by the County of Riverside, all public and private development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto.

The actions related to the Project, while not small, only incorporate already approved land use rules, processes, and procedures of both March JPA and the County and, thus, do not result in any physical development or reasonably foreseeable environmental impact that has not already been analyzed by either jurisdiction. The Project does not involve any modifications to existing buildings or developments. Furthermore, the Project will not establish any new pathways that could allow future developments to circumvent a comprehensive CEQA review. Any future development, if it occurs at all, will be the result of subsequent actions subject to further public agency approvals and full CEQA review by the County.

Moreover, none of the exceptions to categorical exemptions under Section 15300.2 apply. The reorganization, including the transfer of authority, will not result in physical, cumulative, or environmental impacts, nor will it affect scenic highways, hazardous waste sites, or historical resources. The Project will not allow any additional developments or structures beyond those already built or permitted through the existing March JPA land use review process. As such, any potential impacts related to hazardous waste sites or cultural/historical resources have either been previously evaluated or will be evaluated as future entitlements. There are no scenic highways in the area. Therefore, the Project qualifies for this categorical exemption as a reorganization of a local agency.

Section 15061(b)(3): The "common sense" exemption under CEQA applies to activities where it is certain that the activity will not have a significant effect on the environment, as outlined in State CEQA Guidelines section 15061(b)(3). If a project does not qualify for either a statutory or a categorical exemption, it may still be eligible for the "common sense" exemption if it can be clearly demonstrated that the project will not result in any significant environmental impacts (see CREED–21 v. City of San Diego (2015) 234 Cal.App.4th 488; Muzzy Ranch Co. v. Solano County Airport Land Use Com. (2007) 41 Cal.4th 372). However, if there is any reasonable possibility that a proposed project could have a significant environmental effect, the lead agency must proceed with an initial study (California Farm Bureau Federation v. California Wildlife Conservation Bd. (2006) 143 Cal.App.4th 173). The "common sense" exemption was designed for projects that clearly have no environmental impact but do not align perfectly with any of the listed categorical exemptions, avoiding unnecessary and redundant environmental review.

The March JPA ordinances and the County's General Plan and permitting processes and procedures have already been heard and adopted previously. The actions taken by this Project are simply a merger of already approved actions by each agency. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect. The primary effect of the March Area Plan is to incorporate the already approved provisions of March JPA's General Plan and add policies requiring compliance with the County's General Plan, processing, procedures, and policies in addition to requiring compliance with other local, state, and federal law, which are independently required of all development projects. The purpose of the March Ordinance is to adopt the March JPA Development Code, Specific Plans, and Truck Routes with modifications incorporating the County's land use permitting processes and procedures. The purpose of the March Resolution is to acknowledge the prior land use entitlements and some of the land use actions taken by March JPA and clarify and modify the County's interpretation of the prior actions and entitlements related to all future actions. After adoption by the County of Riverside, all public and private development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto.

The Project will definitively have no potential for physical environmental impacts under CEQA. It does not involve any modifications to existing buildings or developments. Furthermore, the Project will not establish any new pathways that could allow future developments to circumvent a comprehensive CEQA review. Nor does it approve any new developments that could result in significant environmental effects. Instead, the Project aims to establish an administrative mechanism for transferring property previously under the jurisdiction of the March Joint Powers Authority to the County of Riverside, while also defining an appropriately merged entitlement process for future developments related to already existing rules, policies, procedures, general plan designations, zoning designations, and development standards.

As part of the Project, the County will adopt the existing land use entitlements, conditions of approval, environmental documents, and other development-related records previously approved by the March JPA. This action will not result in any environmental impacts, as all documents have already been approved by the March JPA. In fact, the entirety of these documents have undergone evaluation under CEQA. These prior entitlements and agreements include, but are not limited to, Environmental Impact Reports (EIRs), Subsequent EIRs, Addendums to EIRs, Mitigated Negative Declarations, and CEQA exemptions. (see Resolutions 03-02 (evaluated under 03-01), 03-16, 04-11, 04-20, 04-22, 06-02, 07-03, 07-04, 07-11 through 07-13, 07-35, 07-37, 08-01, 08-21, 09-02, 09-12, 09-30, 09-32, 09-33, 10-20 through 10-23, 11-16, 11-18, 11-19, 11-29 through 11-31, 11-36 through 11-40, 13-01, 14-18, 14-19, 15-06, 15-18, 16-03, 16-05, 16-06, 16-07, 16-19, 16-24, 16-28, 17-03, 17-04, 17-18, 17-19, 17-22 through 17-25, 17-28, 17-29, 18-02, 18-03, 18-18 through 18-21, 18-23, 18-24, 19-01 through 19-03, 19-10, 19-11, 19-21, 19-25, 19-26, 19-30, 19-31, 20-13 through 20-22, 20-24 through 20-26, 21-02, and 21-03 (this list is not exhaustive)). The County's action of adopting a resolution to incorporate these previously approved resolutions will not substantively modify the prior determinations nor create new impacts or exacerbate any previously evaluated impacts. As stated

previously, the only changes are administrative in nature related to the processing and procedures for projects. Instead, the adoption of the County resolution will uphold and ensure that the prior analysis, including mitigation measures and conditions of approval, is effectively carried forward.

Accordingly, the proposed Project has no potential to result in any physical environmental impacts under CEQA. As a result, it falls within the intent and scope of the “common sense” exemption outlined in State CEQA Guidelines section 15061(b)(3).

Richard Marshalian
County Contact Person

(951) 955-9294
Phone Number

Signature

Principal Planner
Title

04/18/2025
Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

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May 6, 2025

VIA E-MAIL (PLANNINGHEARINGS@RIVCO.ORG)

Romelio Ruiz, Chair
And Members
County of Riverside
Planning Commission
c/o Maria Camacho, TLMA Commission
Secretary
4080 Lemon Street
Riverside, CA 92501

Re: Transfer of Land Use Authority from the March Joint Powers Authority to the County of Riverside for the March Joint Powers Authority Plan Area

Dear Chair Ruiz and Members of the Planning Commission,

This office represents Meridian Park West, LLC ("Meridian") with respect to Meridian's pending applications for entitlements for the development of the West Campus Upper Plateau of the former March Air Force Base ("Upper Plateau Project"), as well as Meridian's interests and obligations related to properties in North and South Campus of the Meridian Specific Plan (collectively, "Meridian Interests").

This letter outlines Meridian's preliminary comments related to the proposed transfer of land use authority from the March Joint Powers Authority ("MJPA") to the County of Riverside ("County") scheduled for discussion by the Planning Commission at its regularly scheduled meeting on May 7, 2025 ("Transfer").[1] The draft resolution effecting the Transfer, entitled "Draft Resolution 2025-114: Acknowledging and Modifying Specific March JPA Resolutions Related to Land Use Entitlement" ("Draft Resolution") and its accompanying ordinance,

[1] The "Transfer," as defined above, arises from certain MJPA documents, including the 14th Amendment to the Joint Powers Agreement, the Tax and Revenue Sharing Agreement between the County and MJPA, and the Government Municipal Services Agreement between the County and the MJPA, which describe the reduction in responsibilities of MJPA and the concurrent assumption of obligations by the County within the MJPA Territory beginning on July 1, 2025.

"Ordinance No. 997: An Ordinance of the County of Riverside Establishing Regulations for the March Area Plan" ("Draft Ordinance"), purport to facilitate the transfer of land use authority from the MJPA to the County. The documents identify certain obligations of the MJPA to continue up until June 30, 2025, then to presumably transfer to the County on July 1, 2025. The Transfer documents give rise to certain concerns related to MJPA's ongoing obligations relative to the Meridian Interests. Some of those concerns are addressed below; Meridian reserves its right to supplement these comments through the hearing process.

1. THE TRANSFER OF LAND USE AUTHORITY MUST BE SEAMLESS AND NOT GIVE RISE TO ANY GAPS OR VOIDS IN LAND USE AUTHORITY OVER PENDING PROJECTS.

It appears that neither the Draft Resolution nor the Draft Ordinance expressly transfer all of the MJPA's current land use obligations, leaving questions as to whether and how certain obligations will persist beyond the Transfer.

As one example, the responsibilities of the MJPA to continue through June 30, 2025, include the "[r]eview and consideration of all land use applications, and related planning, zoning and building entitlements." (Draft Resolution, Recitals, p. 4.) Yet, the listed responsibilities assumed by the County as of July 1, 2025, do not include a reciprocal assumption of responsibilities for continuing the processing of pending entitlement applications, but only the recognition of ***"previously approved*** land use entitlements and permits within the March Territory." (*Id.* at p. 8, emphasis added.) The Transfer, therefore, appears to give rise to a void in governmental agency responsibility for any entitlements that may be in process, ***but not yet approved***. The Upper Plateau Project is currently pending and could still be pending as of July 1, 2025.

The absence of a land use authority to assume responsibility over entitlements that are in process gives rise to certain questions regarding whether due process can be assured. For example, if the Upper Plateau Project hearings are continued beyond June 30, 2025, or tabled (as occurred on June 12, 2024), Meridian is still entitled to a hearing on the Upper Plateau Project and a final decision by a legally competent land use authority. (See, e.g., March Joint Powers Authority Development Code, § 9.02.190(J)(1); Pub. Resources Code, § 21151.5, subd. (a)(1)(A).) At a minimum, the Draft Resolution gives rise to an unnecessary lack of clarity as to how pending entitlements will be addressed after the transfer of land use authority to the County. Provisions should be added to the Draft Resolution, and the accompanying Draft Ordinance, that confirm that the County will assume all land use obligations and responsibilities borne by the MJPA and that pending entitlement applications will be fully and completely assumed and duly processed by the County.

2. THE COUNTY WILL BE THE SUCCESSOR-IN-INTEREST TO THE MJPA AND CANNOT AVOID THE ASSUMPTION OF ALL OF THE MJPA'S CONTINUING LAND USE OBLIGATIONS UNDER EXISTING AGREEMENTS, INCLUDING SETTLEMENT AGREEMENTS.

The 14th Amendment to the March Joint Powers Agreement dated April 18, 2023, removes the MJPA's land use authority (Section 1). Although not expressly stated, it is assumed that all elements of the removed land use authority would revert back to the County. On that front, the 14th Amendment does not provide the County the authority to abandon the MJPA's existing land use obligations. The current version of the Draft Resolution seeks to excise certain obligations from the Transfer through a provision qualifying the scope of the County's assumption. Specifically, the Draft Resolution provides that the Transfer "do[es] not include automatic assumption" of agreements executed prior to July 1, 2025, to which the County was not a signatory ("Assumption Exceptions"). (Draft Resolution, p. 8.)

The various agreements affecting land use and development are binding on the MJPA's successor-in-interest and the County cannot avoid the assumption of these obligations, including, but not limited to:

- West March Disposition and Development Agreement (DDA) between March Joint Powers Redevelopment Agency and LNR Riverside LLC dated December 27, 2001 (as amended), Section 10.01: "All of the terms, covenants and conditions of this Agreement shall be binding on and shall inure to the benefit of [MJPA] and its nominees, successors and assigns."
- Development Agreement (DA) between MJPA and LNR Riverside LLC dated June 18, 2004 (as amended), Section 1.1.1: "'Authority' as used in this Development Agreement, includes the March Joint Powers Authority and any assignee of or successor to any of its rights, powers and responsibilities."
- LNR Development Agreement, Section 13.2: "All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Development Agreement shall be binding upon the parties and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, devises, administrators, representatives, lessees, and all of the persons acquiring the Property or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns."
- Settlement Agreement between the Center for Community Action and Environmental Justice (CCAEJ), Community Alliance for Riverside's Economy and Environment (CAREE), LNR Riverside, LLC, and March JPA, September 18, 2003 ("2003 Settlement Agreement"), Section 5.5 - Successor and Assigns:

"This Agreement shall be binding upon and for the benefit of the Parties and their respective successor, representatives, assigns, officers, directors, and agents wherever the context requires or admits."

- Settlement Agreement between the Center for Biological Diversity (CBD), San Bernardino Audubon Society (SBAS), March JPA, LNR Riverside, LLC, September 12, 2012 ("2012 Settlement Agreement"), Section M: "Notwithstanding dismissal of this action the Parties hereby stipulate and respectfully request that the Court retain jurisdiction to oversee compliance with this Agreement and to resolve any motions to modify such terms."
- Draft Development Agreement between MJPA and Meridian Park West, LLC, Section 11.2: "All of the provisions, agreements, rights, powers, standards, terms, covenants, and obligations contained in this Agreement shall be binding upon the Parties, including Successor-In-Interest, as applicable, and any other respective successors (by merger, reorganization, consolidation, or otherwise) and assigns, devisees, administrators, representatives, lessees, and all of the persons or entities acquiring the Property or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever, and shall inure to the benefit of the Parties, including Successor-In-Interest, as applicable, and their respective successors (by merger, consolidation, or otherwise) and assigns. As set forth in Section 9.5, the Parties, including Successor-In-Interest, as applicable, acknowledge and agree that this Section 11.2 shall apply to the County when it resumes exercising land use authority over the Property on July 1, 2025."

Meridian was approved by the MJPA to be the successor in interest to the obligations of LNR in the DDA, DA, and Settlement Agreements and therefore has an interest in these agreements.

Despite the above provisions, the Assumption Exceptions broadly extend to (a) "March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a party or signatory"; (b) "March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory"; (c) "March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory." (*Ibid.*) On their face, the Assumption Exceptions appear to be an attempt to provide blanket immunity to the County, as the successor-in-interest to the MJPA, from any contractual land use obligations arising under those excepted agreements. Such an outcome would be an anathema to fundamental principles of contractual law and, as discussed further below, would upend due process and vitiate vested rights. It also would raise concerns about the ability of a party to seek recourse in the event of a contractual dispute and/or affect or hinder the ability of a party to enforce any land use obligations under an excepted agreement. Once divested of its land use authority, the MJPA will no longer have the ability to fulfill its obligations under any of these agreements. It is the County which must assume that authority, and the resultant responsibility, to meet those obligations.

Meridian proposes that the County include language in the Draft Resolution and Draft Ordinance to acknowledge any persisting land use obligations under the Settlement Agreements, the DDAs and other MJPA agreements executed prior to July 1, 2025, as allowed by law.

3. THE TRANSFER DOCUMENTS MUST EXPRESSLY HONOR RIGHTS VESTED PRIOR TO JULY 1, 2025.

The doctrine of vest rights is "based on the constitutional prohibition against the taking of property" and "grounded on the constitutional principle that property may not be taken without due process of law." (*South Lake Tahoe Property Owners Group v. City of South Lake Tahoe* (2023) 92 Cal.App.5th 735, 747 [internal quotes and citations removed].) Approval of development agreements provides for vesting of certain land use and zoning rights under the Development Agreement statute (Gov. Code, § 65864 et seq.). These vested rights mechanisms are intended to encourage development by providing developers with a degree of certainty that subsequent local regulations will not apply to projects that could take years, or even decades, to complete. By obtaining vested rights, developers "lock in" local regulations -- such as permitted uses, allowable density and height standards, and development impact fees. If the County disregards the vested rights established through the development agreements entered into by the MJPA, it would give rise to a regulatory taking and a violation of due process.

Such vested rights must be honored by successor agencies. Under Government Code Section 65865.3, for example, "if a newly incorporated city or newly annexed area comprises territory that was formerly unincorporated, any development agreement entered into by the county prior to the effective date of the incorporation or annexation shall remain valid for the duration of the agreement, or eight years from the effective date of the incorporation or annexation, whichever is earlier." Although not directly applicable here, the Development Agreement statute clearly intends for development agreements to continue in force after property changes jurisdictions. The Draft Resolution and Draft Ordinance, as currently presented, raise questions about whether vested projects may be subject to new exactions, assessments, and fees, including regulatory and impact fees. The Draft Resolution and Draft Ordinance must be revised to provide appropriate exceptions for fees and other land use requirements, regulations and standards that vested prior to July 1, 2025, through applicable vesting mechanisms, such as the Subdivision Map Act, the Development Agreement statute and/or other relevant provisions.

4. CONCLUSION.

Meridian reserves its rights, including its right to supplement these comments as this matter progresses to the Board of Supervisors. Representatives of Meridian will be on hand at the May 7, 2025, Planning Commission to answer any questions concerning this letter.

Very truly yours,

BUCHALTER
A Professional Corporation

Michael W. Shonafelt
Shareholder

MWS:mt

cc: Maria Camacho, TLMA Commission, mcamacho@rivco.org
Dr. Grace I. Martin, March Joint Powers Authority, martin@marchjpa.com
Thomas A. Rice, Esq., Legal Counsel, thomas.rice@bbklaw.com
Bryan Goodman, Executive Vice President – Development, Lewis Group of Companies, Bryan.Goodman@lewismc.com
Adam Collier, Vice President - Planned Communities, Lewis Management Corp, Adam.Collier@lewismc.com
David O. Team - President/CEO - Waypoint Property Group, dteam@waypointpg.com

May 2, 2025

Riverside County Planning Commission
Project Planner Paul Swancott or Principal Planner Richard Marshalian @
planning@rivco.org

Subject: Project No. CC013169 - Meridian Park West, LLC, for the proposed West Campus Upper Plateau Project

Dear Riverside County Planning Commission,

We oppose the proposed West Campus Upper Plateau Project for several reasons. We are Orange Crest residents and have lived in this community since our house was built back in 2002 on Rotterdam Street next to Grove Community and Trautwein Blvd. We have seen so much growth in and around our community and how it has affected our streets and roads, the horrible air pollution, the noise impacts, and the wildlife impacts. Although the distribution center will create 3,300 jobs, this project will be in our backyard, and I could not afford our home if I were to leave my current job and go get an industrial job. Please consider the residents that work very hard and will have to look at this project (if approved) as it is so huge and will be in our backyards, creating more noise impacts, air pollution, and our property values will go down.

Yes, there will be a park and a public facility as part of this project, but how can this Commission justify the proposed 42.22 acres of mixed use and 143.31 acres of industrial? Why do we need more trucks and warehouses in this area? It is already congested, and the streets are depleted. There are enough warehouses and mixed use areas around us already affecting our streets on Alessandro, Trautwein, Grove Community Drive, and Van Buren Boulevard trying to get access to the 91, 60, and 215 freeways. PLEASE do not forget about all the wildlife that has been pushed towards our communities due to all the warehouses in this area. This project is just going to affect more wildlife either being pushed out of the area or in our community where we are going to see more killed on the roads due to this project.

The streets around here are already bad due to the heavy traffic and trucks. There are water leaks coming up from the streets on Trautwein Blvd. by Chase Bank, and a few water leaks on Van Buren Blvd. in the fast lane by Kohl's and the Chevron Station on both sides of Van Buren Blvd. Cars/trucks are just constantly driving over these water leak areas several times a day/night or sitting idling waiting for the light to turn and there does not seem to be a plan to get these leaks fixed. I know this is not your problem but ignoring these types of things are just going to cause bigger infrastructure problems in the future for the Orange Crest residents.

Please really think about this before each of you vote on this project and realize that this project is not for this area. There are enough industrial and mix use areas that are already here and are still being built all along Alessandro Boulevard. Please oppose this project for the sake of the Orange Crest residents.

Thank you,
Tara and Mark Byerly
19536 Rotterdam St.
Riverside, CA 92508

From: Peter & Darlene Craig
To: Swancott, Paul
Subject: Project No. CC013169
Date: Monday, April 21, 2025 10:59:53 AM

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Paul Swancott, Riverside County Planning Department

I live in the Orangecrest area of Riverside and I am deeply concerned about the proposed project #CC013169 in this area for three major reasons that must be addressed:

1) This proposed project is in an area that housed ammunition and is a contamination concern. I have not seen any plans for decontamination prior to any building.

2) Our freeways and interchanges cannot handle more traffic from trucking companies that more warehouses would require. The 215/60 interchange is always backed up for miles.

3) Cell phone service is almost non existent in many areas of Orangecrest regardless of carriers because of all the existing warehouses. I have heard of no plans to build more towers to improve cell phone service. The only way to have cell phone service at home is with wifi and if you go outside to visit with a neighbor there is no service.

It is for the above reasons that I am opposed to this project.

Darlene Craig
20768 Freeport Drive
Riverside, CA 92508
pedar.craig@verizon.net

Outlook

Comments for Riverside County Planning Hearing May 7 2025 +Item 1. 27353 : PROJECT NO. CC0131169

From Catherine Barrett-Fischer <cbfcentury@aol.com>
Date Tue 05/06/2025 12:35 PM
To Swancott, Paul <PSwancott@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

Dear Mr. Swancott,

I am writing to comment on Item 1 on the agenda for the Riverside County Planning Commission on
May 7, 2025:

1. 27353 : PROJECT NO. CC0131169
   i. Attachment I: Draft Ordinance No. 997

Page 8 of 53 states:
2. The County's express powers for the March Territory do not include automatic assumption of the following, which were executed prior to July 1, 2025: a. March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a party or signatory. b. March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory. c. March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory. d. As March JPA has never identified the County as the successor in interest or successor entity of the March JPA, successor entity provisions or terms negotiated by March JPA executed prior to July 1, 2025 in which the County was not a named party or signatory.

CAREE has a 2003 settlement agreement with the March Joint Powers Authority signed by Bob Buster as Chairman of the March Joint Powers Commission in his capacity as the representative of Riverside County as an elected County Supervisor, not in his capacity as a citrus farmer. Given that there is a Successors and Assigns clause in the settlement agreement, Riverside County has the responsibility to adhere to the settlement agreement and not exclude the agreement.

https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf

Please share my comments with the Planning Commissioners prior to their vote on this item. Thank you for your attention to this matter.

Best regards,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
951-461-9443

Outlook

Re: Riverside County Planning Hearing May 7 2025 +Item 1. 27353 : PROJECT NO. CC0131169

From Leslie Osburn <goodburn2@hotmail.com>
Date Tue 05/06/2025 6:36 PM
To Swancott, Paul <PSwancott@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Swancott,

I am writing to comment on Item 1 on the agenda for the Riverside County Planning Commission on
May 7, 2025:

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CAREE has a 2003 settlement agreement with the March Joint Powers Authority signed by Bob Buster as Chairman of the March Joint Powers Commission in his capacity as the representative of Riverside County as an elected County Supervisor, not in his capacity as a citrus farmer. Given that there is a Successors and Assigns clause in the settlement agreement, Riverside County has the responsibility to adhere to the settlement agreement and not exclude the agreement.

https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf

Please share my comments with the Planning Commissioners and include them in the public record prior to their vote on this item. Thank you for your attention to this matter.

Best regards,

Leslie Osburn
Orangecrest Resident
951-505-7113

Contacts
Jen Larratt-Smith
(951) 384-1916
jarrattsmith@gmail.com

Mike McCarthy
(510) 928-8256
mikem@radicalresearch.llc

Website: tinyurl.com/rivnow

SENT VIA EMAIL

May 6, 2025

Planning Commision, County of Riverside
Clerk of the Board
District 1 Supervisor Jose Medina
Planning

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - March Area Plan - Item 3 on May 7, 2025 Planning Commission Agenda

Honorable Commissioners, Clerk, and Supervisor Medina,

R-NOW is a grassroots, all-volunteer, 501(c)(3) nonprofit environmental organization located in Riverside, CA focused on identifying local and regional land-use solutions that emphasize quality of life, livable communities, and the preservation of open space in Riverside and the Inland Empire. R-NOW thanks you for the opportunity to provide comments on the March Area Plan, March Ordinance, and March Resolution.

R-NOW has three requests regarding the transition of land-use authority, zoning, and land-use through a March Area Plan.

1) Engage community groups and members in and adjacent to the March Planning Area - Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, Mission Grove Neighborhood Alliance, US Vets, Westmont Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.
2) Revise the March Area land-use plan to reflect current conditions - The March JPA General Plan was adopted in 1999. The adopted General Plan is not reflective of settlement agreements and changing economic and community preferences community vision for the area. An update is necessary and this is the appropriate time to update the land-use plan and include existing settlement agreements.
3) Map the appropriate Foundation Component to land uses for individual parcels - The proposed foundation element of Community Development for the entire planning area is

inappropriate for parcels designated as open space, parks, and conser. This is inconsistent with the vision for the land-use for hundreds of acres of parcels. R-NOW requests that the Foundation Component of Open Space is applied to parcels with parks, open space, and conservation easement obligations.

R-NOW looks forward to engaging with the County on the land-use transfer provisions and ensuring that the March Area Plan reflects on the ground community knowledge.

Under separate cover please find a detailed list of errors, omissions, and errata in the draft documents for the March Area Plan.

Sincerely,

Jennifer Larratt-Smith - Chair
Mike McCarthy - Vice-Chair

R-NOW

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jarrattsmith@gmail.com

Mike McCarthy
(510) 928-8256
mikem@radicalresearch.llc

Website: tinyurl.com/rivnow

SENT VIA EMAIL

May 6, 2025

Planning Commision, County of Riverside
Planning
Clerk of the Board

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - March Area Plan - Item 3 on May 7, 2025 Planning Commission Agenda

Honorable Commissioners, Clerk, Planners,

This letter provides a list of errors, omissions, and other disagreements in policy interpretation for the draft March Area Plan documents under consideration under Item 3 on the May 7, 2025 Planning Commission Agenda. This is not a complete list, as we have only had a few business days to review the documentation provided.

Form 11 Staff Report

- P. 1 - The March Zoning Area is entirely within Supervisorial District 1 boundaries and does not intersect District 2.
- P. 2 - The project includes revisions to the County's General Plan via Foundation Component adoption and new land-use categories - for example, "industrial residential" that do not conform to existing categories.
- P. 5 - typo - MRAB should be MARB - also on p. 13
- P. 5 - The General Plan of the March JPA is from 1999, and the State Office of Planning and Research recommends a comprehensive general plan update every 15-20 years[1]. The MJPA General Plan is out of date and requires an update.
- P. 6 - The Staff Report and March Area Plan have been drafted without any community engagement as mandated for Environmental Justice areas in policies HC 15.1-15.7 of the County General Plan.
- P. 7 - AB 98 also requires the establishment of truck routes for warehouse siting of future projects.

[1] https://lci.ca.gov/docs/General_Plan_Guidelines_FAQ.pdf

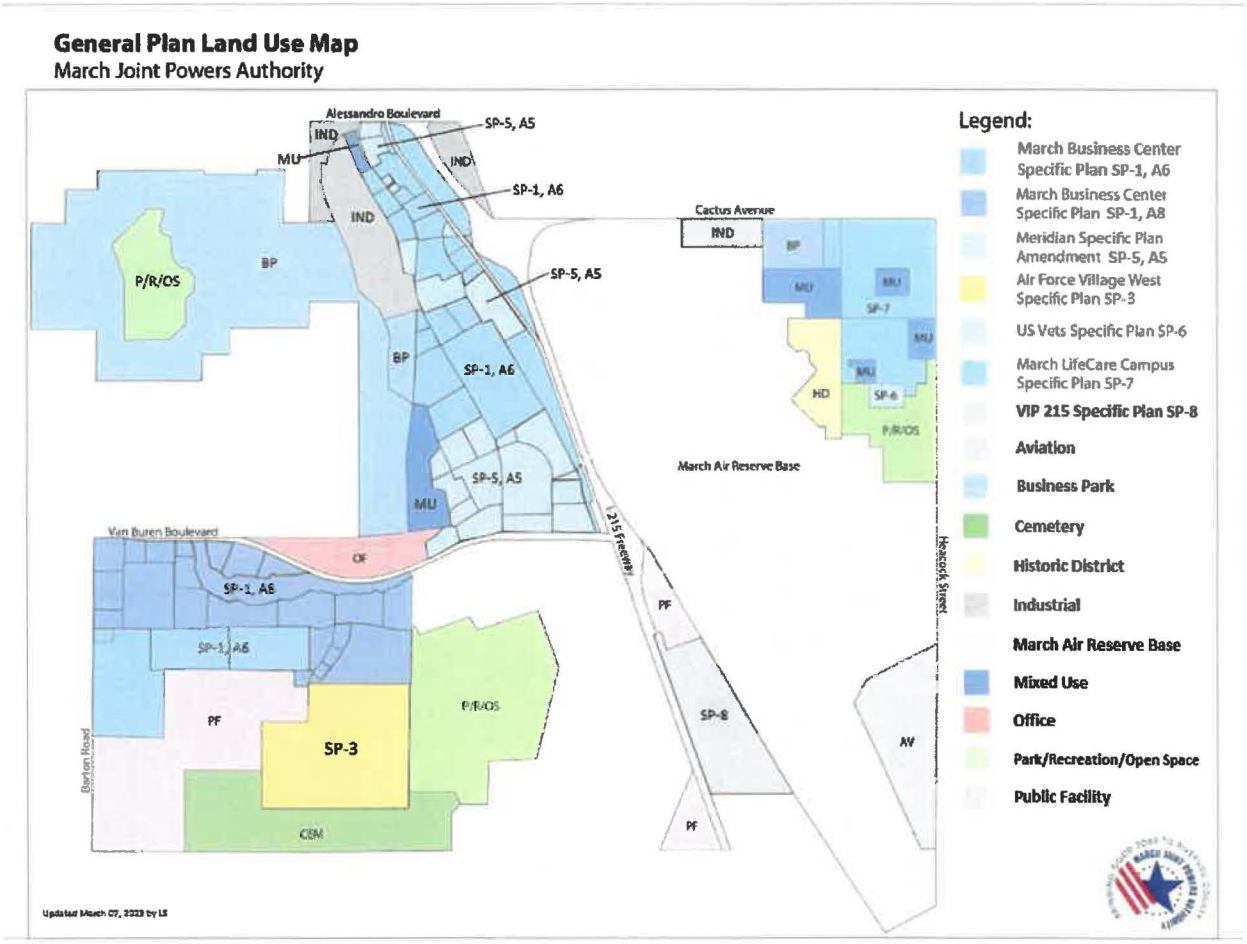
- P. 8 - Establishing a foundation component of 'Community Development' for parcels currently identified as parks, open space, and conservation easement will establish a pathway for the future development of those parcels. Establishing a foundation component of 'Open Space' for those parcels is necessary for this to avoid CEQA review.
- P. 9 - The County ordinance #997 is specifically claiming that the County will not automatically adopt existing settlement agreements, development agreements, and disposition and development agreements, and therefore, it is not clear that this is simply a 'merger of already approved actions by each agency'. CEQA's common sense exemption may not apply. Therefore, the project may have potential for physical environmental impacts under CEQA.
- P. 11- The March Area Plan fundamentally contradicts the Vision of the General Plan by omitting any community participation in the planning process. While bureaucratic and technocratic overviews of the area are necessary, community engagement is necessary to establish the long-term visioning process and contribute to the overall quality of life. The general welfare of the community is not represented in this document.
- P. 12 - The March Area Plan comprises low-quality warehouse jobs. That is not high-tech. It provides limited job density, and is the reason people are upset at the feckless and irresponsible planning that has led to this high truck-trip land use.
- P. 13 - Adopting the Community Development Foundation component proposed for the entirety of the March Area Plan is irresponsible. The Open Space Foundation component is the appropriate foundation for the hundreds of acres of existing and planned parks, open space, and conservation easement parcels. To override those with Community Development endangers those existing and proposed land uses.
- P. 13 - The proposed GPA 240093 is inconsistent with the Environmental Justice Policies for a 98th percentile CalEnviroScreen score census tract. Policies to continue to industrialize an already-overburdened community without appropriate pollutant reduction and community engagement are inconsistent with the General Plan Healthy Communities element.

Land Use Map - Attachment D

The Land Use map- does not accurately transcribe land uses from the existing March JPA Land Use Map and categories.

- Inaccurately maps the West Campus planning area
- Describes SP-3 Air Force Village West as 'Industrial Residential'. It is R-10 and R-20 residential density land uses.
- Describe SP-6 US Vets as 'Industrial Residential'. It is institutional residential.
- General Plan Land-use Map designations do not include existing settlement agreement obligations or conservation easements already in place and should not be relied upon for unzoned areas. For example, the swath of Office north Van Buren is in a conservation easement and run by Rivers and Lands Conservancy - it should be open space.

- Omits the under consideration GP 21-01, SP-9, and ZC 21-01 under consideration at Public Hearing May 12th, 2025[2] for over 880 acres.



Draft March Area Plan - Attachment E

- Page numbering is inaccurate throughout
- No upfront Vision Summary
- LU 2.1(a, g) - Should also include RCTC Transit Oriented Communities Strategic Plan[3] - this area has the only current MetroLink station outside of a city in the County and requires residential development in its catchment area to maximize its potential ridership
- LU 2.1(h) - This area was just designated a Very High Fire Hazard Severity Zone[4] - please prevent inappropriate development that are ignition sources.

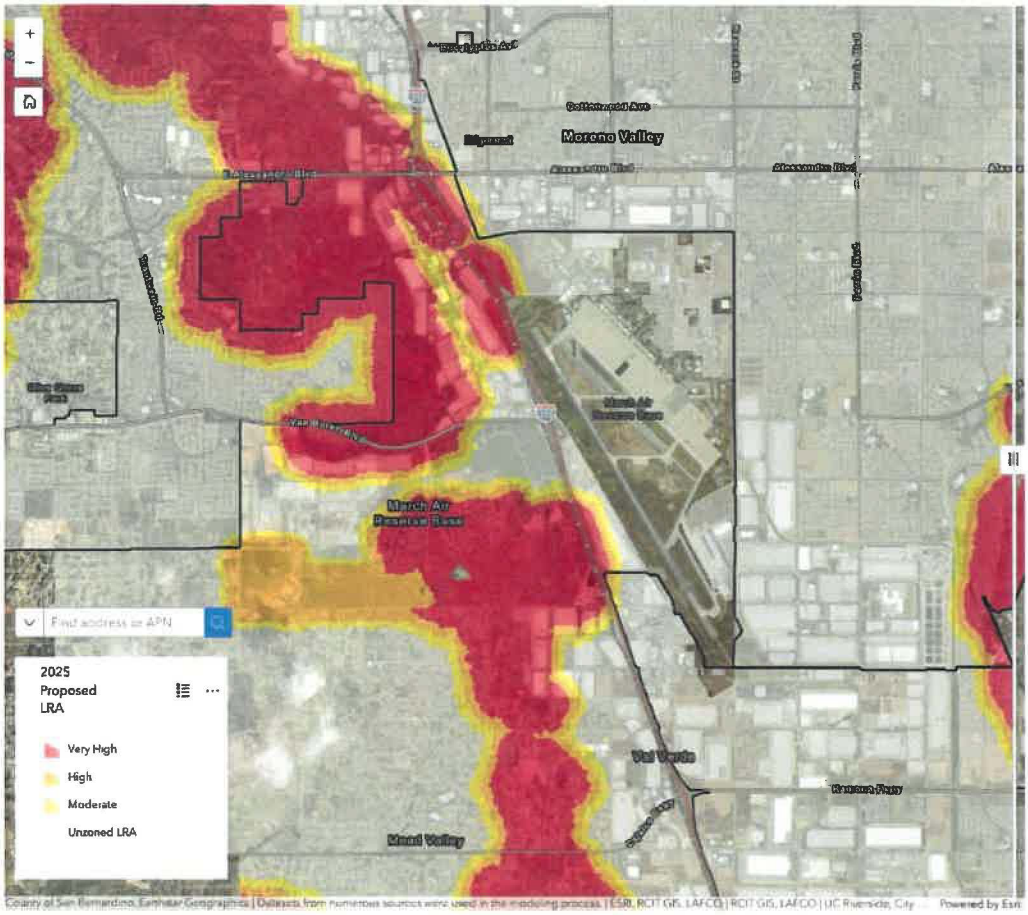
[2] https://marchjpa.com/wp-content/uploads/2025/05/05-12-2025-JPC-Packet.pdf
[3] https://www.rctc.org/transit-oriented-communities-strategic-plan/
[4] https://www.rvcfire.org/our-departments/fire-marshal/FHSZ-map

- P. 8 - March Area Plan - Guiding Principles - who is deciding these are the principles for this area? There has been no community outreach or engagement, so how were these decided?
- P.9 Land Use Plan - Table 1- Land Use Designation doesn't match the actual buildout and description of the Plan land uses.
    - There are no Aviation uses within the plan
    - There are no Cemetery or Cemetery expansion uses
    - The 'Office' land-use is a conservation easement entered into in 2015 with Rivers and Lands Conservancy.
    - There are approximately 800 acres of conservation and conservation easement areas, which are currently not demarcated in the land-use plan because the MJPA didn't update the General Plan. Please incorporate these areas into a new March Area Plan.
    - There is no 'Water' land use
    - There is no such thing as 'Industrial Residential'. There is institutional residential (US Vets) and standard 55+ residential (SP-3, Air Force Village West).
    - There is no 'Recreation' land-use but there is a Parks/Residential/Open Space category. Please define it accurately.
- P. 11 - Table 2 summary of land use - this acreage is the general plan land-use designation, but is not accurate as to the allowed and constraints on the land use.
- March Area Plan - the March Area Plan fails to identify existing Settlement Agreements constraining land-use within the March Planning area entered into in 2003 (CAREE/CCAEJ)[5] and 2012 (Center for Biological Diversity/San Bernardino Valley Audobon Society)[6]. These agreements are important to include for reference on the allowed land uses.

Attachment F - Exhibits

- Figure 5 - Circulation Element is missing almost all the roads within the planning area.
- Figure 6 - Trails - There are many trails within the West Campus not shown, but they are available for reference within the 2012 CBD settlement agreement
- Figure 8 - Fire hazard - this map is out of date - most of the planning area is now Very High FHSZ. See screenshot of new Local Responsibility Area designations from March 25, 2025 taken from the Riverside County Fire Department Office of the Fire Marshall[7].

[5] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf
[6] https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf
[7] https://www.rvcfire.org/our-departments/fire-marshal/FHSZ-map



Sincerely,

Jennifer Larratt-Smith - Chair
Mike McCarthy - Vice-Chair

R-NOW

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From christine martin <cmcelsemartin@gmail.com>
Date Tue 5/20/2025 7:50 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

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The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Christine Martin
Canyon Crest

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Rosie Russell <octoberrose1@verizon.net>

Date Mon 5/19/2025 8:54 PM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,

Rosie Russell
20144 Dayton Street
Riverside, CA 92508
Orangecrest Community

Sent from my iPhone

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From aramjim09@gmail.com <aramjim09@gmail.com>

Date Mon 5/19/2025 8:15 PM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,
Ana Ramirez
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From David Call <daveandlanacall@sbcglobal.net>

Date Mon 5/19/2025 6:28 PM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission, I am a local mountain biker who uses the plateau regularly to exercise. I am a resident here who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly. The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues here. . Please Help Us . We simply need more open space Thank you, Dave Call, Mission Grove

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Ali G <agtaxmail@gmail.com>
Date Mon 5/19/2025 7:30 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,
Ali Gatie
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Joe Aklufi <jaklufi@gmail.com>

Date Mon 5/19/2025 7:31 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,

Joseph S. Aklufi
Riverside, 92506

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Jonathan Peaslee <jpeaslee24@gmail.com>
Date Mon 5/19/2025 7:37 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,
Jonathan Peaslee
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Lindy Fenex <lindy.fenex@gmail.com>
Date Mon 5/19/2025 7:40 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

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Thank you.

Sincerely,
Bart Lindy Fenex
Orangecrest
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Julie Siegel <siegel.n.julie@gmail.com>
Date Mon 5/19/2025 7:40 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

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Thank you.

Sincerely,
Julie Siegel-Turner
Woodcrest

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From ANTHONY SCIMIA JR <tscimia@sbcglobal.net>

Date Mon 5/19/2025 7:41 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

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Thank you.

Sincerely,
Anthony Scimia Jr
20829 Indigo Point
Riverside,Ca,92508
Orangecrest

Sent from my IPhone

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Josie Sosa <josie.sosa@gmail.com>

Date Mon 5/19/2025 7:57 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

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Thank you.

Sincerely,

Josie Sosa
Orangecrest 92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Wendy Wiley <wendylwiley@gmail.com>
Date Mon 5/19/2025 8:18 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

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Thank you.

Sincerely,
Wendy L Wiley
Mission Grove 92506

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Kyle Reed <brewngold23@yahoo.com>

Date Mon 5/19/2025 8:26 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

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Thank you.

Sincerely,
Kyle Reed
Canyon Crest

Sent from my iPhone

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Daniele Singleton <msgsingleton@gmail.com>
Date Mon 5/19/2025 8:33 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Good morning County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Our children are growing up in the town we did and I would love to keep it as healthy and enjoyable as possible. Thank you for your time.

Thank you.

Sincerely,
D. Singleton
Mission Grove Neighborhood.

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Deb Whitney <surfjade@yahoo.com>

Date Mon 5/19/2025 8:48 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Sincerely,

Deb Whitney
Mission Grove

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Azarely <azarelybedolla00@gmail.com>

Date Mon 5/19/2025 9:05 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,
Azarely
92503

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Jessica McDermott <jess.colleen.mcd@gmail.com>

Date Mon 5/19/2025 9:10 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,
Jessica McDermott
92506

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Karen Jakpor <kmjakpor@gmail.com>

Date Mon 5/19/2025 9:20 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,
Karen Jakpor, MD
Mission Grove

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Peter Pettis <pettis.peter@gmail.com>

Date Mon 5/19/2025 9:33 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Thank you.

Sincerely,
Peter Pettis
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Gary Mares III <garymaresiii@gmail.com>
Date Mon 5/19/2025 9:40 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community, and for the future of our lives.

Thank you.

Sincerely,
Gary Mares
Orangecrest

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Molly Nazeck <mnazeck@gmail.com>

Date Mon 5/19/2025 9:48 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Molly Nazeck
Green Acres resident, 92518

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Elliott Luchs <esluchs@yahoo.com>

Date Mon 5/19/2025 9:41 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who does not want more warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Elliott Luchs
6925 Sandtrack Rd
92506

Sent from my iPad

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Amy Cisneros <amycisneros28@gmail.com>
Date Mon 5/19/2025 9:35 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Amelia Cisneros
8261-Fern-Grove-Cir-Riverside Ca 92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Denette Lemons <lemonsdenette@gmail.com>

Date Mon 5/19/2025 9:18 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Denette Lemons
Orangecrest

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Lenora Mitchell <rageturner@gmail.com>

Date Mon 5/19/2025 9:07 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Lenora Mitchell
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From matt silveous <mattsilveous1812@gmail.com>
Date Mon 5/19/2025 8:55 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Matt 92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Jon and Sandi Cabrera <josa6@hotmail.com>

Date Mon 5/19/2025 8:33 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,
I beg you to stop the madness and destruction of our city of Riverside. The air quality and traffic are the worst in the nation. We have so many warehouses sitting empty but yet the city keeps approving these massive industrial complexes in the middle of our neighborhoods adjacent to churches, daycares, parks and soccer fields. Please protect our health and our children and conserve one of the only outdoor spaces we have left.

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Sandi Cabrera
Orange Terrace resident

Sent from my iPhone

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Aaron Bushong <aaron.bushong@verizon.net>
Date Mon 5/19/2025 8:28 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission:

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions.

After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you,
Aaron Bushong
25-year resident of the Orangecrest neighborhood
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Michele Muehls <michelebello@hotmail.com>

Date Mon 5/19/2025 8:22 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,
Thank you so much for taking the time to read this!
As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Michele Muehls
Hawarden, 92506

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Sue Nipper <markel221@gmail.com>
Date Mon 5/19/2025 8:15 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Please consider how you would feel if you and your family lived in this area.

Thank you.

Sincerely,
Susan Nipper
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Janice Oien <gdojlo@yahoo.com>

Date Mon 5/19/2025 7:48 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
<name>janice oien
<neighborhood>
92865
Sent from my iPhone

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Andrea Wood <andrea.wood@ucr.edu>
Date Mon 5/19/2025 7:39 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. I would hate to see more of our open spaces paved over for another industrial eyesore.

Thank you.

Sincerely,
Andrea Wood
Riverside, CA 92521

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From peasleeamber <peasleeamber@gmail.com>
Date Mon 5/19/2025 7:32 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Amber Peaslee
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Shirley <fungyinandjoseph@gmail.com>
Date Mon 5/19/2025 7:30 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,

Shirley Ng and Raymond Or
CA 92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Candy Blokland <blokland@yahoo.com>

Date Mon 5/19/2025 7:41 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Candy Blokland
Creekside 92508

Sent from my iPhone

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From MJ Rivera <milo.rivera21052@gmail.com>

Date Mon 5/19/2025 10:02 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

RNow has fought hard not to have Mega warehouses on the West Campus Upper Plateau and adjacent to residential housing. We ask that the Planning Commission update the land use planning map accordingly to the West Campus Upper Plateau to reflect the current conditions. After an 8-0 vote, the land remains unzoned and unentitled after the denial of a flawed Specific Plan on May 12. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

We have fought hard for three years and will continue to present a united fight, to stop the warehouses in our community.

Thank you.

Sincerely,
Linda & Milo Rivera
92508
Mission Grove
POWER TO THE PEOPLE

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Ira and Rajean Long <longfam6@att.net>

Date Mon 5/19/2025 10:26 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Rajean and Ira Long
Mission Grove, 92506

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Mary Viafora <mlviafora@gmail.com>

Date Mon 5/19/2025 10:46 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Mary Viafora
92508

Sent from my iPhone

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Shaan Saigol <shaansaigol@gmail.com>
Date Mon 5/19/2025 11:32 AM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Shaan Saigol

Orangecrest Neighborhood, 92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Linlin Zhao <fredzhaolin@gmail.com>

Date Mon 5/19/2025 11:28 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you for your consideration.

Sincerely,
Lin Zhao
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Abdallah Karim <akarim23@gmail.com>

Date Mon 5/19/2025 10:36 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Abdallah Karim
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From John Lyell <jlyell@verizon.net>

Date Mon 5/19/2025 10:08 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Planning Commission,

As a 50+ year Riverside resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

I have strongly recommended Riverside and the county and JPA members, think outside the box and consider development similar to what Irvine has with similar former US Government property. They have a successful map for Riverside to follow and develop a large regional park and bring high tech business to the I.E. that can benefit all. You have to make aggressive offers to high tech entities to entice them to add facility in the I.E. With movement toward AI, quantum computing, Blockchain and decentralized finance, providers (Google, Micrsoft, IBM, Rigetti, IonQ to name a few) they will need large technical data processing facilities that could bring high paying jobs, not low paying warehouse jobs

Great Park | City of Irvine

City of Irvine Launches Next Phase of Development at the Great Park through a Groundbreaking Ceremony | City of Irvine

blobdload.asp

GREAT PARK
IRVINE, CALIFORNIA

Great Park Framework Plan

CITY OF IRVINE

1. Veterans Memorial Park and Gardens
2. Library
3. Botanical Gardens
4. Arboretum
5. Grand Promenade
6. Great Meadow
7. North Lake
8. South Lake
9. Amphitheater
10. Full Circle Farm
11. Multi-modal Bridges
12. Bosque
13. Sports Complex
14. Cultural Terrace
15. Wild Rivers

"There are those who look at things the way they are, and ask why... I dream of things that never were, and ask why not?"

Thank you.

Sincerely,

John Lyell

Swancott, Paul

From:	Ruiz, Roxanne
Sent:	Monday, May 19, 2025 1:46 PM
To:	Marshalian, Richard
Cc:	Swancott, Paul
Subject:	FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025
Attachments:	Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Roxanne Ruiz
Senior Land Use Tech
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501
Tel. #: (951) 955-6184
roxruiz@rivco.org
I currently work a 9/80 work schedule, off on pay-day Friday's

From: Eunhee Kim <eunster@yahoo.com>
Sent: Monday, May 19, 2025 1:17 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Eunhee Kim
Raleigh, NC 27615

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Gayle Dicarlantonio <gayledmail@gmail.com>
Date Mon 5/19/2025 1:36 PM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
G DiCarlantonio
92507

Swancott, Paul

From: Ruiz, Roxanne
Sent: Tuesday, May 20, 2025 12:02 PM
To: Marshalian, Richard; Swancott, Paul
Subject: FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025
Attachments: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Roxanne Ruiz
Senior Land Use Tech
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501 Tel. #: (951) 955-6184 roxruiz@rivco.org I currently work a 9/80 work schedule, off on pay-day Friday's

-----Original Message-----
From: Carlos LLiguin <malinalli_1997@yahoo.com>
Sent: Tuesday, May 20, 2025 11:59 AM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Thank you for supporting our communities.

Thank you.

Sincerely,
Carlos Lliguin
92508

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Steven Balmer <sjgbalmer@gmail.com>

Date Tue 5/20/2025 11:06 AM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Indeed.

Thank you.

Sincerely,
Steve Balmer
Orangecrest 92508

Swancott, Paul

From:	Ruiz, Roxanne
Sent:	Wednesday, May 21, 2025 11:54 AM
To:	Marshalian, Richard; Swancott, Paul
Subject:	FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025
Attachments:	Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Item 2.1- March Joint Powers Authority Land Use Authority Transfer to Riverside County

Roxanne Ruiz
Senior Land Use Tech
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501
Tel. #: (951) 955-6184
roxruiz@rivco.org
I currently work a 9/80 work schedule, off on pay-day Friday's

From: honiebun2k@aol.com <honiebun2k@aol.com>
Sent: Tuesday, May 20, 2025 8:09 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission, As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly. The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community. Thank you.
Sincerely,
Frank and Michelle Erdodi, Orangecrest

Swancott, Paul

From: Rosa Bonilla <guadalajara1955@gmail.com>
Sent: Tuesday, May 20, 2025 6:37 PM
To: Supervisor Medina - 1st District; Planning; Clerk of the Board; TLMA Planning Hearings; Roberts, Samuel
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
<name> Rosa Bonilla
<neighborhood> Orange crest

Swancott, Paul

From: Ruiz, Roxanne
Sent: Wednesday, May 21, 2025 11:52 AM
To: Marshalian, Richard; Swancott, Paul
Subject: FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Roxanne Ruiz
Senior Land Use Tech
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501
Tel. #: (951) 955-6184
roxruiz@rivco.org
I currently work a 9/80 work schedule, off on pay-day Friday's

From: Sara Amend <jnsamend@gmail.com>
Sent: Wednesday, May 21, 2025 8:24 AM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
Sara Amend
Orangecrest 92508

Swancott, Paul

From:	Catherine Barrett-Fischer <cbfcentury@aol.com>
Sent:	Monday, May 19, 2025 7:34 PM
To:	Supervisor Medina - 1st District; Planning; Clerk of the Board; TLMA Planning Hearings; Swancott, Paul; Marshalian, Richard; Roberts, Samuel; District 5
Cc:	Jonathan Evans; Jamie Hall
Subject:	Public Comment for Item 2.1 - Riverside County Planning Commission Meeting 5/21/2025

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners and Staff,

Land use authority will transfer to Riverside County from the March JPA on July 1, 2025. Please update the land use planning area map for the West Campus Upper Plateau to include the 60 acre park and 445 acres of conservation easement legally required by settlement agreements in 2003 and 2012. The zoning of the land should reflect these uses.

marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf

marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf

Please adopt the CAREE 2003 settlement agreement and Center for Biological Diversity 2012 settlement agreement. The March JPA will sunset on June 30, 2025, and we request that the County of Riverside
adhere to the agreements as successors of the March Joint Powers Authority. Thank you.

Cordially,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
951-461-9443
https://careenews.org/

Swancott, Paul

From: Ruiz, Roxanne
Sent: Tuesday, May 20, 2025 8:09 AM
To: Swancott, Paul; Marshalian, Richard
Subject: FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025
Attachments: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Riverside County Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; R-NOW Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025; Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Roxanne Ruiz
Senior Land Use Tech
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, CA 92501 Tel. #: (951) 955-6184 roxruiz@rivco.org I currently work a 9/80 work schedule, off on pay-day Friday's

-----Original Message-----
From: Tom Radulski <tradulski@gmail.com>
Sent: Monday, May 19, 2025 5:36 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
<name>Thomas Radulski
<neighborhood>Orangecrest

Outlook

Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From mkymsecltr <mkymsecltr@aol.com>
Date Mon 5/19/2025 6:17 PM
To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

The community cares deeply about what happens in our area and asks that the County commit to engaging the community on land use issues in the March Planning area. The neighborhoods that live with the consequences of your decisions deserve a say in what happens in our community.

Thank you.

Sincerely,
John W. Hagmann
Mission Grove, 92506

Sent from my Verizon, Samsung Galaxy smartphone

Swancott, Paul

From: Marshalian, Richard
Sent: Tuesday, May 27, 2025 8:27 AM
To: Swancott, Paul
Subject: Fw: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Sincerely,
Richard

Richard Marshalian, AICP
Principal Planner, Advance Planning
TLMA – Planning Department | County of Riverside
Email: RMarshalian@rivco.org
How are we doing? Click the link to tell us

From: Planning <Planning@RIVCO.ORG>
Sent: Tuesday, May 27, 2025 7:46 AM
To: Marshalian, Richard <RMarshalian@Rivco.org>; Ruiz, Roxanne <RoxRuiz@Rivco.org>
Subject: FW: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

Please see the public comment email below.

Thank you,
Trent Smith

-----Original Message-----
From: K Doty <dkdoty2@gmail.com>
Sent: Monday, May 26, 2025 8:56 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>
Subject: Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

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Dear County Planning Commission,

As a resident who has fought hard to stop warehouses in my community, I ask that the Planning Commission update the land use planning map for the West Campus Upper Plateau to reflect current conditions. After an 8-0 denial of a flawed Specific Plan on May 12, the land remains unzoned and unentitled. Also, the current settlement agreements, which the community encourages you to adopt, constrain the land use to include 60 acres of park and 445 acres of conservation easement. Please update your map accordingly.

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Thank you.

Sincerely,
Kristy Doty
Orangecrest

Sent from my iPhone

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

2.1

DATE: 5/21/2025

TO: Riverside County Planning Commission

FROM: Richard Marshalian, AICP
Principal Planner

ITEM: 2.1 – March Area Plan

SUBJECT: ADDITIONAL COMMENTS RECEIVED

Additional comments were received by Staff after initial submittal of the hearing package, which are provided for the benefit of the Planning Commission as Attachment A to this supplemental memo.

ATTACHMENTS:

Attachment A: Additional Public Comments

Outlook

R-NOW Public Comment for Item 2.1 - Planning Commission Meeting 5/21/2025

From Jen L <jlarrattsmith@gmail.com>

Date Mon 5/19/2025 8:23 PM

To Supervisor Medina - 1st District <district1@RIVCO.ORG>; Planning <Planning@RIVCO.ORG>; Clerk of the Board <COB@RIVCO.ORG>; TLMA Planning Hearings <planninghearings@rivco.org>; Roberts, Samuel <SamRoberts@Rivco.org>

2 attachments (2 MB)

PlanningCommission_letter.pdf; March JPA Exhibits.pdf;

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisor Medina, County Planning Commission, and Clerk,

The letter and exhibits attached are R-NOW's public comments for Item 2.1 for the May 21 meeting.

Please don't hesitate to contact Mike McCarthy or me with any questions.

Sincerely,

Jen Larratt-Smith
R-NOW

R-NOW

Jen Larratt-Smith, Chair
Mike McCarthy, Vice Chair
19069 Van Buren Blvd #114-314
Riverside, CA 92508
jlarrattsmith@gmail.com
mikem@radicalresearch.llc

SENT VIA E-MAIL

May 19, 2025

Planning Commission, County of Riverside
Clerk of the Board
District 1 Supervisor Jose Medina
Planning

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - CZ NO. 2400060; March Area Plan - Item 2.1 on May 21, 2025 Planning Commission Agenda

Honorable Planning Commissioners, Clerk, Planning Staff, and Supervisor Medina,

R-NOW thanks you for the opportunity to provide comments on the March Area Plan, March Ordinance, and March Resolution. We incorporate by reference previous comments sent to the commission in a letter dated May 6, 2025. On May 7th, the planning commission tabled the public hearing in order to await the outcome of the May 12th public hearing by the March Joint Powers Authority (MJPA) Commission regarding 817.9 acres of the West Campus Upper Plateau.

On May 12, 2025, community members from across the city and region collectively participated in the public hearing for the controversial West Campus Upper Plateau mega-warehouse project. This County Board room was filled with 300 people, and the outside lobby was filled with more than a hundred more. Over 100 people gave public comments, and the project was ultimately denied 8-0.

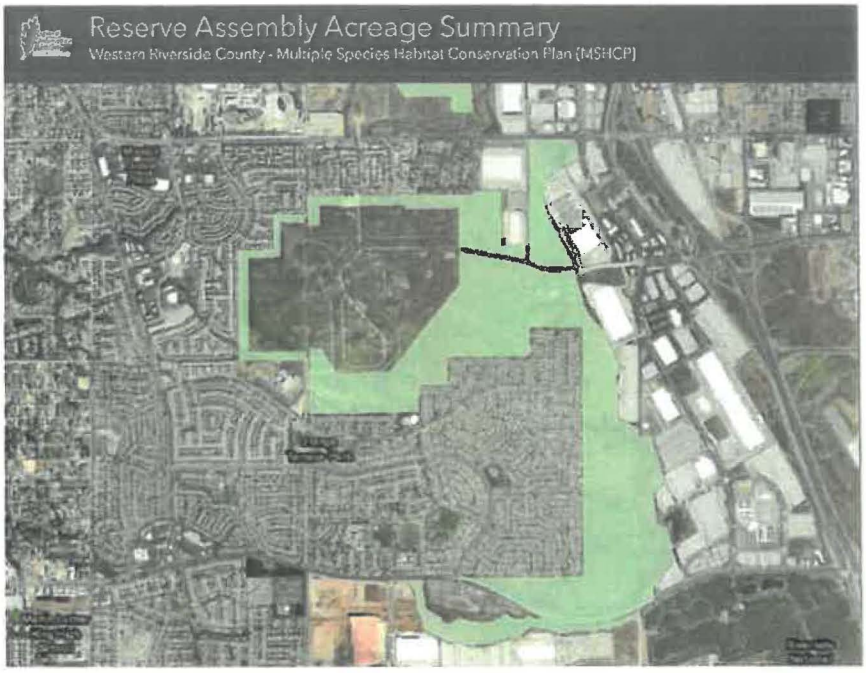
We believe that the Planning Commission should heed the voice of the community and the elected officials from May 12, 2025. Recommendations to bypass community engagement are invalid and anti-democratic. The people decide the goals, the vision, and the outcome, and the process reinforces and codifies those decisions. This is extremely important for unentitled, unzoned parcels that are in limbo as part of this transition.

We reiterate our three requests.

1) Engage community groups and members in and adjacent to the March Planning Area - Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, Mission Grove Neighborhood Alliance, US Vets, Westmont Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.
2) Revise the March Area land-use plan to reflect current conditions - An update is necessary for the 817.9 acres of the West Campus, and this is the appropriate time to update the land-use plan and include existing settlement agreements (2003 CAREE/CCAEJ[1] and 2012 CBD/SBVAS[2]) in the land-use plan.
3) Map the appropriate Foundation Component to land uses for individual parcels -. R-NOW requests that the Foundation Component of Open Space be applied to parcels with parks, open space, and conservation easement obligations. See figure below.

There are fewer than 45 days until the land-use transfer, so we understand procedurally that there isn't time to do proper community engagement. We ask that the County commit to revisions of the March Area Plan that (1) incorporate community feedback, (2) reflect current conditions and agreements, and (3) appropriately identify public/quasi-public lands already included in the MSHCP as Foundation Component: Open Space rather than Community Development. However, we insist that the Planning Commission and County commit to revising the Specific Area Plan for the March Area to reflect community feedback no later than December 31, 2025. An additional six months is sufficient time to update the documentation and engage in authentic community visioning.

[1] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf
[2] https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf



Screenshot of MSHCP designation of public/quasi-public lands for March West Campus on Western Riverside County MSHCP Acreage Summary.[3]

Thank you for your attention to this matter.

Sincerely,

Jennifer Larratt-Smith - Chair
Mike McCarthy - Vice-Chair

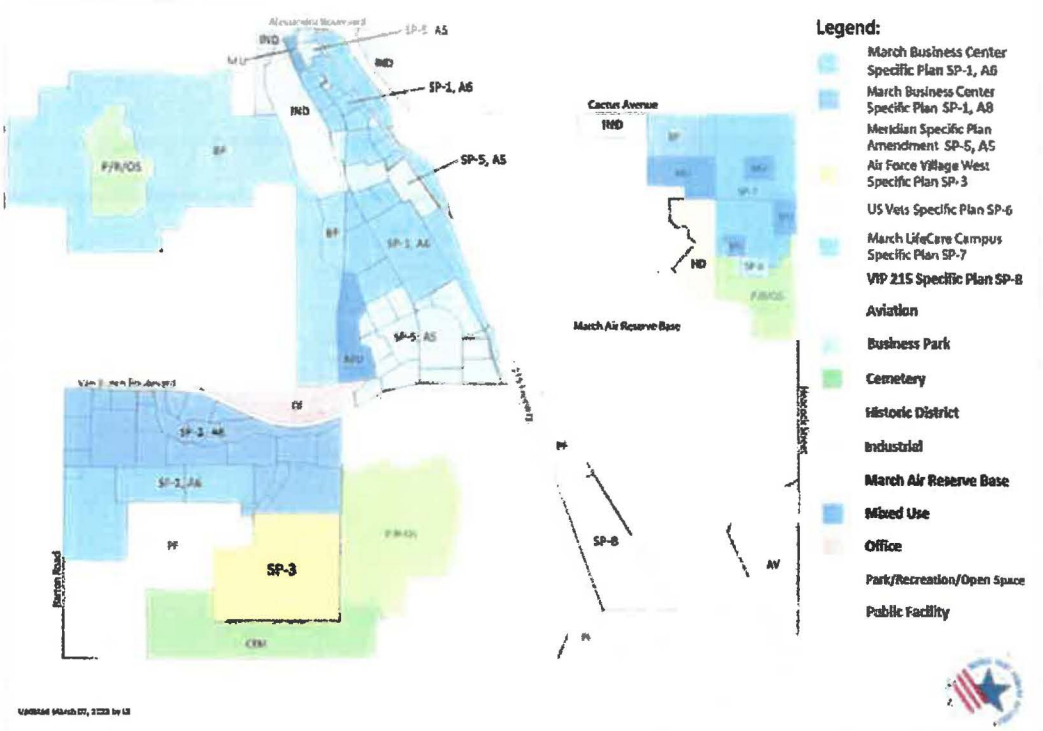
R-NOW

---

[3] **https://wrcrca.maps.arcgis.com/apps/dashboards/60fb5a8df60c49628b9cc779333824b4**

March JPA Exhibits

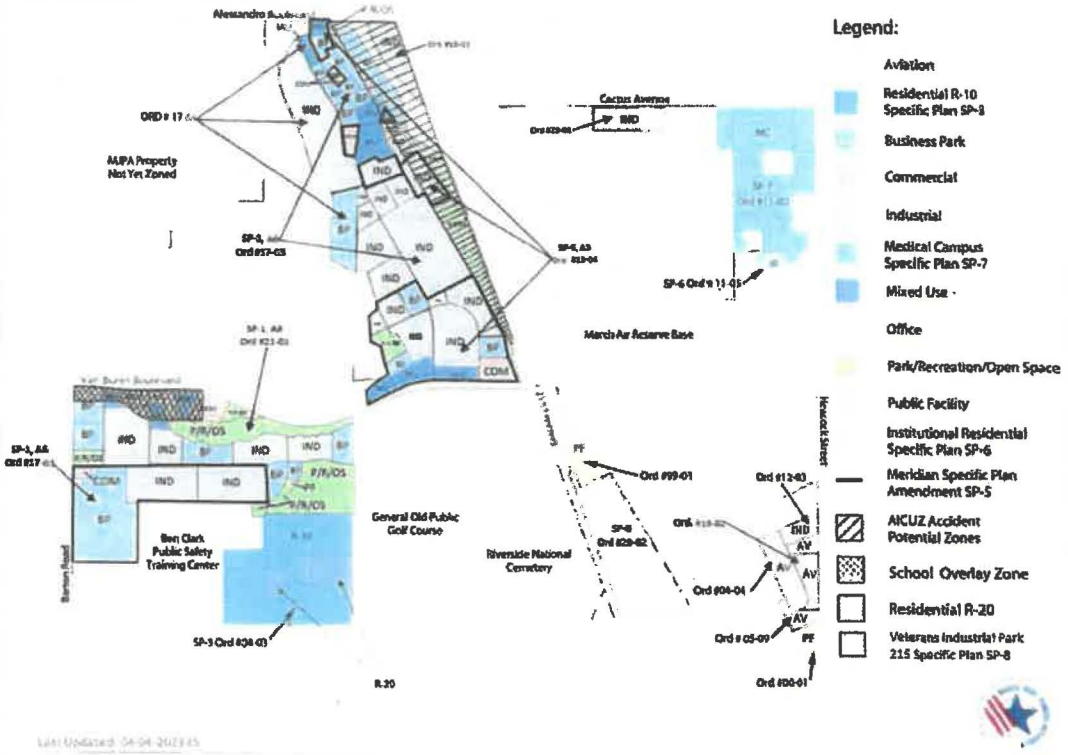
General Plan Land Use Map
March Joint Powers Authority

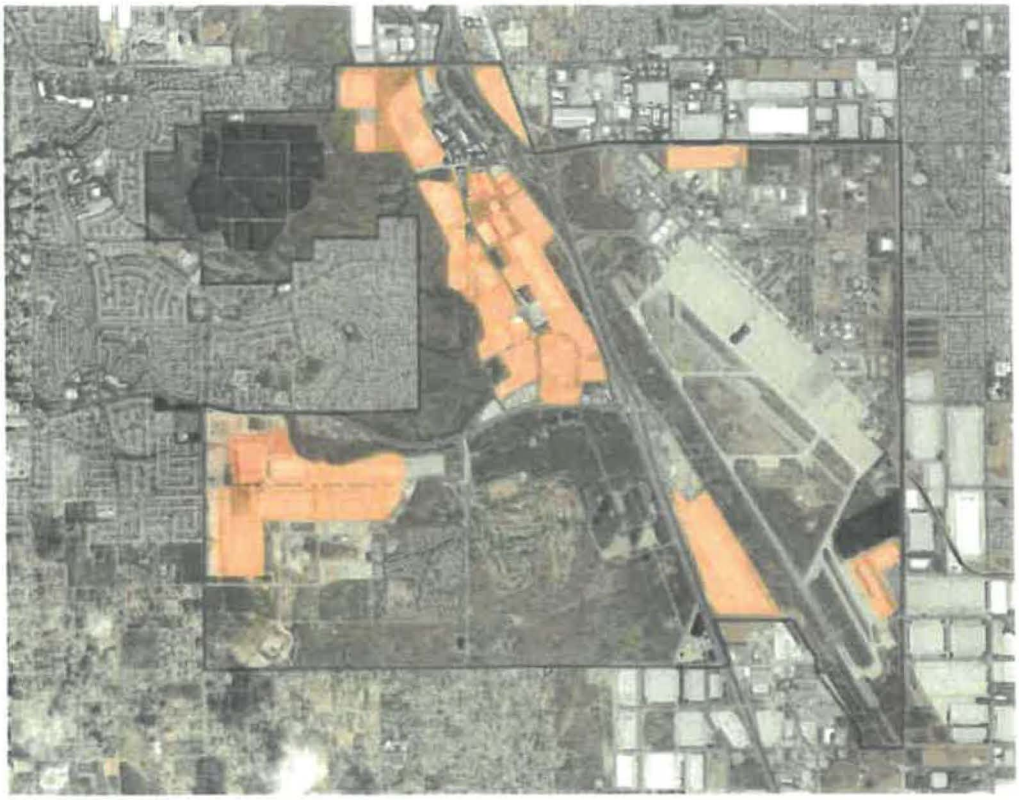


Legend:

- March Business Center Specific Plan SP-1, A6
- March Business Center Specific Plan SP-1, A8
- Meridian Specific Plan Amendment SP-5, A5
- Air Force Village West Specific Plan SP-3
- US Vets Specific Plan SP-6
- March LifeCare Campus Specific Plan SP-7
- VIP 215 Specific Plan SP-8
- Aviation
- Business Park
- Cemetery
- Historic District
- Industrial
- March Air Reserve Base
- Mixed Use
- Office
- Park/Recreation/Open Space
- Public Facility

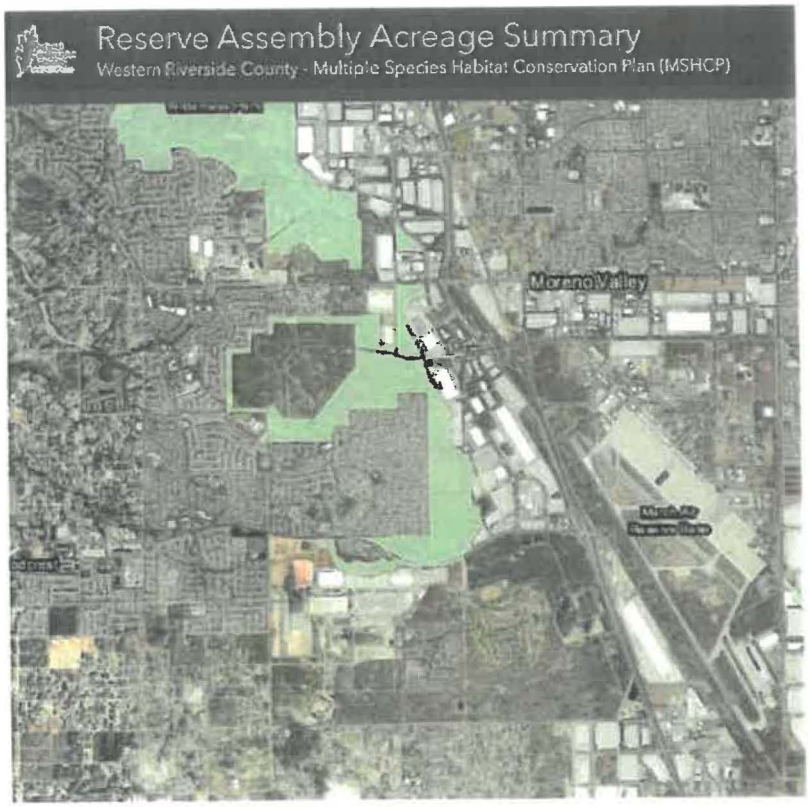
Zoning Map
March Joint Powers Authority





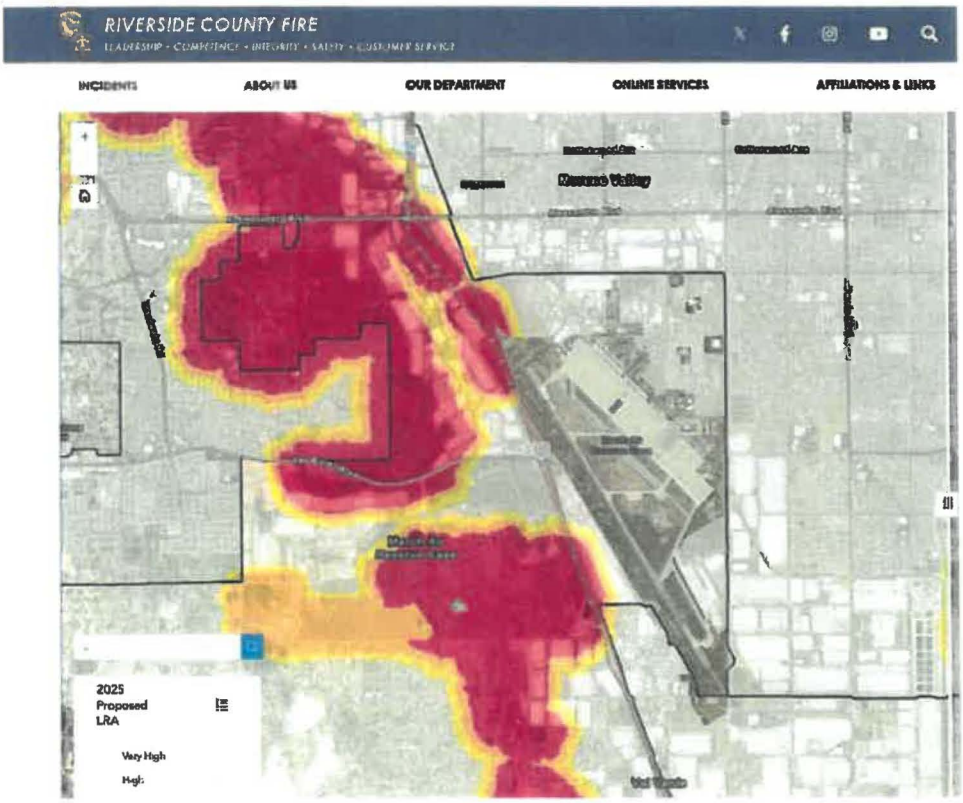
Logistics facilities in the March JPA planning area highlighted in orange (existing) or black (proposed).

Screenshot from Warehouse CITY v1.22.



Conservation areas identified in MJPA planning area

Screenshot from Western Riverside County - MSHCP - Reserve Assembly Acreage Summary



Proposed 2025 Local Responsibility Area Fire Hazard Severity Zones in the March Area Plan

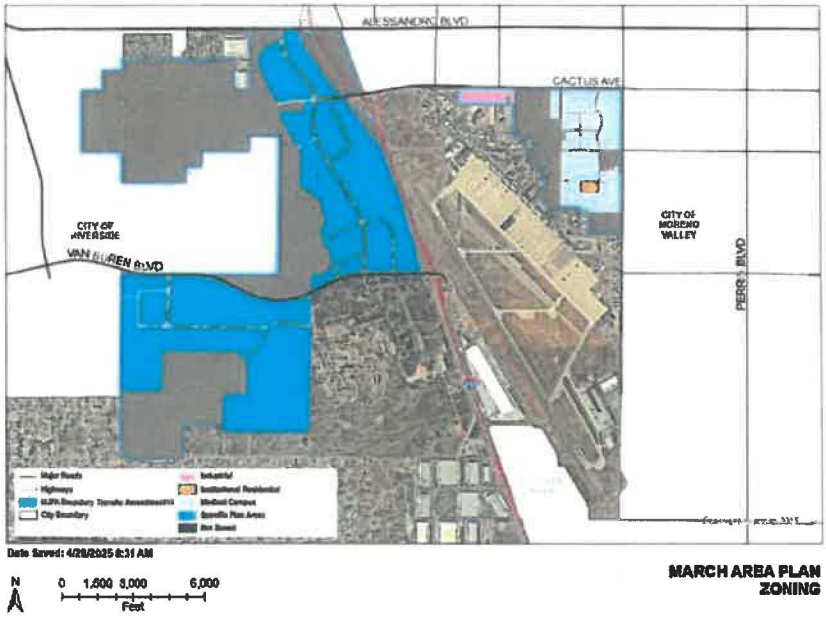
The County General Plan defines five foundation components. In the March Area Plan, the county has proposed that ALL parcels be assigned 'Community Development' as the foundation component with no deference to **existing** zoning or land-use designation.

R-NOW requests that parks, recreation, and open space parcels should be designated as 'Open Space' foundation component to protect them from future development allowed under the 'Community Development' foundation component.



ERRORS in County Exhibits

Attachment C: Zoning Map



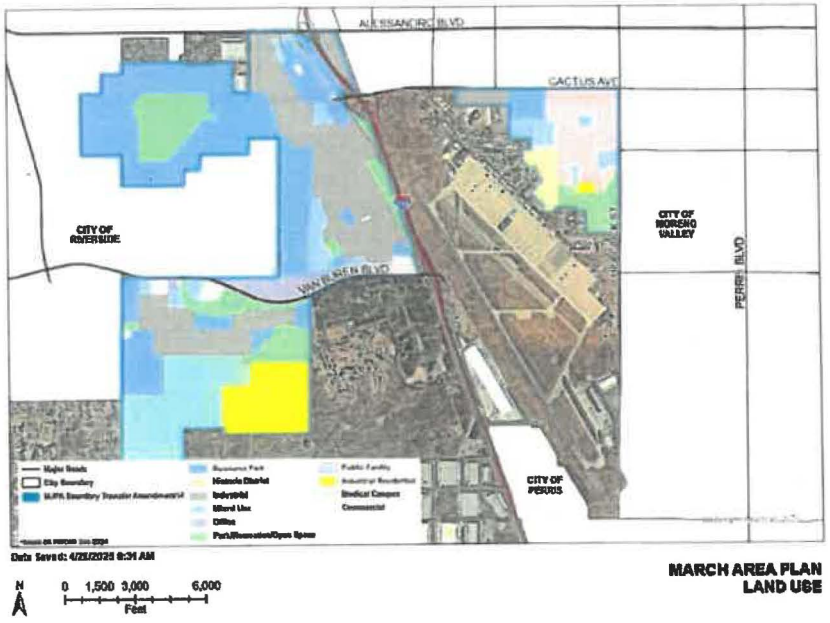
"Industrial Residential" - not a zone category in MJPA zone map. US Vets is Specific Plan-6.

'Medical Campus' is Specific Plan-7

Specific Plan areas have zoning within them (e.g., industrial, business park, R-10, IR, commercial, mixed-use, P/R/OS).

What is happening to the Cemetery and Golf Course? Not shown in MJPA Amendment 14 transfer.

Attachment D: Land Use Map



MARCH AREA PLAN
LAND USE

West Campus P/R/OS is misdrawn and too large.

There is no land-use category of 'Industrial Residential'. US Vets and Westmont Village Homes are SP-6 and SP-3, respectively.

Industrial, business park, and P/R/OS land-uses within specific plans are not the 'land-use' map designated by the MJPA (see slide 2)

What is happening to the Cemetery and Golf Course? Not shown in MJPA Amendment 14 transfer.

Attachment E: March Area Plan

Table 1 and Table 2: Land Use designations include categories that don't exist on any parcels and undefined land-uses

- Aviation - not part of the land-use transfer
- Cemetary - not part of the land-use transfer - not listed in MJPA Agreement 14 as part of the MJPA or transferred to the County...
- Conservation/Conservation habitat - could be designated, but none currently assigned
- Water - no parcels designated as 'water'
- Industrial Residential (not defined, but 248 acres in Table 2)
- Medical Campus (not defined, but 218 acres in Table 2)
- Old General Golf Course - not part of the land-use transfer, not listed in MJPA Agreement as part of the MJPA or transferred to the County...

Attachment F: Exhibits

- Figure 1 - omits cemetery expansion and water public facility from boundary
- Figure 2 - Inconsistent with Attachment C zoning map, omits SP-3, SP-6, and SP-7 as specific plan areas and shows the underlying zoning. Either it is a specific plan or it is the zoning within the specific plan - not inconsistently applied.
- Figure 3 - see comments from Attachment D - slide 10
- Figure 4- omits SP-6
- Figure 5 - circulation map is still 100% wrong and omits 90% of roads.
- Figure 6 - trail maps are still inaccurate and omit trails throughout West Campus used as recreation paths and mountain bike trails.
- Figure 8 - very high fire hazard severity zone map does not show proposed 2025 LRA areas (see slide 6)

Swancott, Paul

From: Planning
Sent: Tuesday, May 20, 2025 4:29 PM
To: Marshalian, Richard; Swancott, Paul; Ruiz, Roxanne
Subject: FW: 5/21/25 Agenda Item 2.1 MJPA Transfer

From: Ruth Brissenden <ruthbrissenden@gmail.com>
Sent: Tuesday, May 20, 2025 9:18 AM
To: Planning <Planning@RIVCO.ORG>
Subject: 5/21/25 Agenda Item 2.1 MJPA Transfer

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I would like to weigh in on tomorrow's Public Hearing concerning the transfer of MJPA territory to the County of Riverside:

As I commented at the May 7, 2025 Public Hearing, I believe the transfer is not exempt from CEQA and that some type of environmental assessment should be conducted. The County, however, adamantly insists that the transfer is not a "project" under CEQA.

CEQA standing aside, **the main objection to this transfer appears to be the lack of public outreach provided.** According to the staff report, the Public Hearing on this matter was calendared and conducted with two forms of notice: The project was advertised in the Press Enterprise Newspaper on April 19, 2025, and a separate notice was mailed to business and property owners within a 1,000-foot radius of the project's boundary 10 days prior to the hearing. **I believe this Notice was insufficient under California law.**

At the May 7th Public Hearing, Staff compared the MJPA transfer to "sausage making" and briefly discussed the conundrum of how to accomplish annexation where no annexation rules apply. While it's true that this project does not encompass the ordinary annexation of an unincorporated jurisdiction into a city and that Riverside County does not have its own ordinances addressing such annexation, I contend that the transfer is still analogous to an annexation and, **in absence of applicable law, the provisions of Government Code Sections 56150 et seq. pertaining to Notice under the Local Government Reorganization Act of 2000 should control.**

Gov. Code Sections 56154 and 56156 require at least 21 days Notice. None of the Notices described above complied with this 21 day notice requirement. **I urge you to reschedule the Public Hearing on this matter and provide the requisite 21 day Notice prior to the scheduled hearing to allow citizens affected by the transfer to raise their concerns.**

Thank you for your time and consideration,

via email

May 20, 2025

Riverside County
Planning Commission
planninghearings@rivco.org

Re: May 21, 2025 Riverside County Planning Commission Meeting;
Item 2.1- March Joint Powers Authority Land Use Authority Transfer to Riverside County;
Settlement Agreement (*Center for Biological Diversity, et al v. Bartel, et al.*, September 12, 2012)

Members of the Planning Commission,

These comments are provided for purposes of ensuring the ongoing fulfillment of the settlement agreement related to the West Campus Plateau Project ("Project") site for the case *Center for Biological Diversity, et al v Bartel, et al.* (S.D. Cal. No. 09-cv-1864-JAH-POR).

The Center for Biological Diversity and San Bernardino Valley Audubon Society have a settlement agreement with the March Joint Powers Authority ("Authority" or "March JPA") that, among other things, protects several hundred acres of habitat and open space on the West March Upper Plateau ("Settlement Agreement"). Pursuant to paragraph A.1. of that Settlement Agreement plaintiffs reserved their rights to enforce the terms of that agreement and seek to do so here to ensure that the Settlement Agreement will be effectuated and remain in effect, with all terms and conditions related to the West March Upper Plateau project site, regardless of the approval of the Project and the Authority's transfer of the authority of the project site and/or Settlement Agreement to the County of Riverside.

Despite the timeframe that has elapsed since the Settlement Agreement was executed the Authority has maintained the site in open space and represented its intent to comply with the Settlement Agreement. The Environmental Impact Report ("EIR") for the Project notes that compliance with the Settlement Agreement is one of the Project objectives:

> Implement the terms and conditions agreed upon in the September 12, 2012, Settlement Agreement entered into between and among the CBD, the San Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC, as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel*, et al. to preserve open space through establishing a Conservation Easement.

West Campus Upper Plateau Project Final EIR (April 2025) at 1-6.

Correspondence from the Authority has also provided "confirmation that the Authority's intention is to ensure compliance with the CBD Settlement Agreement after the Authority ceases to have land use jurisdiction for the territory." Letter from Grace Martin to Jonathan Evans (April 4, 2025) [attached]. The April 4 letter details the Authority's ongoing plans and intentions to implement the Settlement Agreement through the fulfillment of twelve obligations and 29 mitigation measures. *Id.* That letter also emphasizes these obligations would be ongoing and upheld by Riverside County, "the Authority's obligations and duties are upheld years into the future by our successor-in-interest (as to land use authority), the County of Riverside." Letter from Grace Martin to Jonathan Evans (April 4, 2025).

This accords with the statutory authority over Joint Powers Authorities that "debts, liabilities, and obligations of the [Authority] shall be debts, liabilities, and obligations of the parties to the agreement, unless the agreement specifies otherwise." CAL. GOV'T CODE § 6508.1(a). Members of the March Joint Powers Authority Commission, including Riverside County Commissioners, have continually represented it is necessary to comply with the Settlement Agreement.

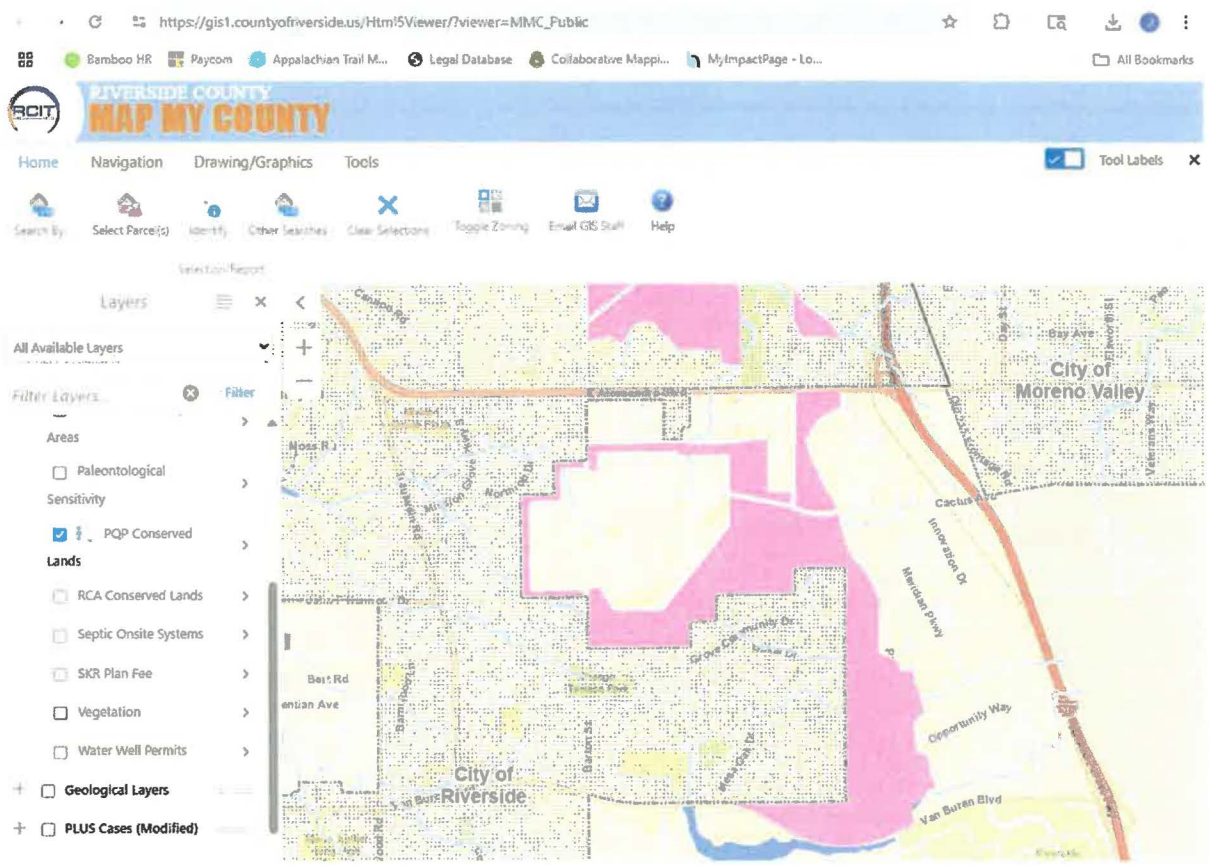
A basic principle of California statutory contract law is that "voluntary acceptance of the benefit of a transaction is equivalent to a consent to all the obligations arising from it, so far as the facts are known, or ought to be known, to the person accepting." CAL. CIV. CODE § 1589. By accepting land use authority over the site Riverside County is consenting to the obligations arising from the Settlement Agreement, including the explicit recognition of the Settlement Agreement as a member of the Authority and signatory to its agreements and obligations. In the context of property law, courts have relied on such circumstances for the proposition that a party who succeeds to ownership of a property is also bound by the obligations arising from agreements concerning that property. *Soman Props. v. Rikuo Corp.* (1994) 24 Cal. App.4th 471, 486 (1994); *Veterans of Foreign Wars v. City of El Paso de Robles* (1998), 62 Cal. App.4th 1077.

As signatories to the Settlement Agreement the Center for Biological Diversity and San Bernardino Valley Audubon Society are relying on the Authority, and its successor Riverside County, to adhere to the Settlement Agreement based on their repeated representations of compliance.

Riverside County must ensure consistency with the Settlement Agreement to avoid potentially significant impacts relating to the transfer of land use from the Authority. Compliance with the Settlement Agreement provides numerous benefits to reduce potentially significant impacts

resulting from approvals related to future development. The Settlement Agreement provides: habitat and open space protections, wildlife connectivity, and an endowment for conservation management that reduces potentially significant biological resource impacts; parkland and open space that reduces aesthetic impacts; buffer zones from neighboring residents that reduces noise and air quality impacts; and lighting restrictions that provide aesthetic and biological resource benefits, among other benefits.

Should the County assume land use authority without adhering to the commitments of the Settlement Agreement and change land use obligations and approvals, it would be a discretionary action triggering a potentially significant effect on the environment. The Riverside County Map My County tool currently lists the area dedicated as open space and conservation under the Settlement Agreement as PQP (Public Quasi Public) Conserved Lands.[1]



However, the March Area Plan Land Use Map, included in the Planning Commission Agenda at Attachment D, lists the PQP Conserved Land as Business Park. Any change to the land use listed by the County, and adopted by the Authority under the Settlement Agreement, would

[1] Riverside County, *Map My County*, https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

trigger potentially significant impacts on the environment. The County must ensure that the Settlement Agreement's obligations are upheld, including measures to reduce potentially significant impacts related to changes in land use.

We look forward to the completion of the Settlement Agreements terms and obligations, which will provide benefits in perpetuity to Riverside County's wildlife and communities.

Thank you for your consideration of these comments,

Jonathan Evans
Environmental Health Legal Director
Center for Biological Diversity
2100 Franklin St.
Suite 375
Oakland, CA. 94612
jevans@biologicaldiversity.org
(510) 844-7118

cc:
Supervisor Jose Medina, district1@rivco.org

Supervisor Karen Spiegel, district2@rivco.org

Supervisor Chuck Washington, D3Email@rivco.org

Supervisor V. Manuel Perez, district4@rivco.org

Supervisor Yxstian Gutierrez, district5@rivco.org

Drew Feldmann, San Bernardino Valley Audubon Society
drewf3@verizon.net

April 4, 2025

Center for Biological Diversity
1212 Broadway Suite 800
Oakland, CA 94612
Jonathan Evans, Environmental Health Legal Director
jevans@biologicaldiversity.org

Re: West Campus Upper Plateau (SCH# 2021110304), Settlement Agreement (Center for Biological Diversity, et al v. Bartel, et al., September 12, 2012), & SB 994 (Roth)

Dear Mr. Evans:

The March Joint Powers Authority is in receipt of your correspondence dated May 20, 2024. Please excuse our delay and accept this letter as confirmation that the Authority's intention is to ensure compliance with the CBD Settlement Agreement after the Authority ceases to have land use jurisdiction for the territory. I address each obligation specifically.

Obligation 1. Establishment of a conservation easement over areas depicted as "Conservation Easement" or "Water Quality Open Space Area" as depicted in Exhibit A of the Settlement Agreement.

Compliance: The 15-acre water quality open space area was implemented as part of the West Campus Lower Plateau Project and will be completed with the development of the West Campus Upper Plateau Project that is currently pending before the JPA ("Project"). The establishment of the conservation easement area as outlined within the CBD Settlement Agreement will be ratified upon approval of the Project's proposed General Plan Amendment GP 21-01, Change of Zone ZC 21-01, Specific Plan SP-9 and Tentative Map 38063, scheduled for a public hearing before the March Joint Powers Commission on May 12, 2025. (See, e.g., Tentative Parcel Map 38063 and West Campus Upper Plateau Project Specific Plan, Section 4.4.8; Tentative Map 38063 General Planning Condition of Approval #5, 12; Plot Plan 21-03 Planning Department CoA #7; Plot Plan 21-04 Planning Department CoA #8.)

Obligation 2. Establishment of existing roads as open to the public for passive recreation.

Compliance: The dedication of the conservation easement area and establishment of existing roads as open to the public for passive recreation, as outlined within the CBD Settlement Agreement, would be ratified with the approval of Tentative Map 38063, the draft tentative map scheduled for a public hearing before the March Joint Powers Commission on May 12, 2025.

(See Tentative Map and West Campus Upper Plateau Project Specific Plan, Section 4.4.8; Tentative Map 38063 General Planning CoA #5, 20.)

Obligation 3. Vehicular access on existing service roads shall not be open to the general public.

Compliance: Vehicular access is currently prohibited and enforced within the "Conservation Easement" area identified within Exhibit A of the Settlement Agreement. As to the West Campus Upper Plateau, the proposed West Campus Upper Plateau Specific Plan identifies the location of fencing and trailhead locations to prohibit vehicular access to the Conservation Easement. (See, e.g., Specific Plan Section 4.4.8, Figure 2-5; see also, MM-BIO-3; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #7; Plot Plan 21-04 Planning Department CoA #8.)

Obligation 4. Dedication of "Proposed Park Area" as dedicated parkland or open space as depicted in Exhibit A of the Settlement Agreement.

Compliance: The dedication of the "Proposed Park Area" as outlined within the CBD Settlement Agreement would be ratified by approval of Tentative Map 38063 as part of the West Campus Upper Plateau Project scheduled for consideration by the March Joint Powers Commission on May 12, 2025. (See, e.g., Tentative Map and West Campus Upper Plateau Project Specific Plan, Section 4.5.6; Tentative Map 38063 General Planning CoA #5.)

Obligation 5. Selection of a land management entity and development of land management requirements or guidelines to manage the Conservation Area.

Compliance: The March JPA and developer initiated discussions of the conservation area management with Rivers and Land Conservancy in October of 2023, and those conversations are ongoing. Selection of land management entity and development of land management requirements or guidelines to manage the Conservation Area are a required condition of Tentative Map 38086. (See, e.g., Tentative Map 38063 General Planning CoA #5.)

Obligation 6. Commitments to mitigation measures listed in Exhibit B of the Settlement Agreement.

Compliance: All mitigation measures that are listed in Exhibit B of the Settlement Agreement will be required for the West Campus Upper Plateau Project as shown in Table 1, attached below. (See, e.g., Tentative Map 38063 General Planning CoA #5, 12; Plot Plan 21-03 Planning Department CoA #7; Plot Plan 21-04 Planning Department CoA #8.)

Obligation 7. Establishment of a non-wasting endowment of $2 million to be used for management and monitoring of the conservation areas.

Compliance: March JPA established an escrow account, which currently holds approximately $1.6 million, for the management and monitoring of the conservation areas. Under Tentative Map 38063 CoA #16, the developer is responsible for payment of a $2 million endowment and then is entitled to the funds currently in escrow. The endowment will be utilized

in the management and monitoring of conservation areas under an agreement with the Rivers and Lands Conservancy. (See, e.g., Tentative Map 38063 General Planning CoA #5, 16.)

Obligation 8. Protections for the riparian area listed in Exhibit A of the Settlement Agreement.

Compliance: This area is owned by the JPA and the JPA has not allowed any development in this area. The West Campus Upper Plateau Project does not impact this area and it will be within the conservation easement that will be recorded as part of that project. (See proposed Tentative Map, West Campus Upper Plateau Specific Plan Section 4.4.8, Figure 4.2.) In addition, proposed mitigation measures will protect the riparian area. (See MM-BIO-1 and MM-BIO-9; Tentative Map 38063 General Planning CoA #5, 12, 16.)

Obligation 9. Night lighting restrictions.

Compliance: The night lighting restrictions of the Settlement Agreement will be applied to the West Campus Upper Plateau project through PDF-AES-2 through -16. Although Project Design Features are already part of the Project, they will also be included as separate conditions of approval and included in the MMRP. March JPA will monitor compliance through the MMRP. (See also Tentative Map 38063 General Planning CoA #5, 12; Plot Plan 21-03 Planning Department CoA #7, 17-20; Plot Plan 21-04 Planning Department CoA #8, 18-21.)

Obligation 10. Minimizing impacts of Brown Street at Alessandro Boulevard.

Compliance: Under PDF-TRA-1, Cactus Avenue will be channelized or otherwise signed to prevent trucks from turning left onto Brown Street. Although Project Design Features are already part of the Project, they will also be included as separate conditions of approval and included in the MMRP. March JPA will monitor compliance through the MMRP. (See also Tentative Map 38063 General Planning CoA #5.)

Obligation 11. Limitations on roads bisecting the Conservation Area to Cactus Avenue.

Compliance: No roads currently bisect the Conservation Area and future development under the West Campus Upper Plateau Project will only allow the roads that are allowed under the Settlement Agreement, namely Cactus Avenue and Brown Street. (See West Campus Upper Plateau Project Land Use Plan; Tentative Map 38063 General Planning CoA #5, 12.)

Obligation 12. Requirements to install soft-bottomed culverts of 6 feet in height by 20 feet in width under Cactus Avenue in a location to maximize potential animal movement.

Compliance: The proposed West Campus Upper Plateau Project has the required culvert design integrated into the proposed project as design features. (See West Campus Upper Plateau Specific Plan Figure 2-6 (Conceptual Wildlife Crossing Key Map), Figure 2-7a, 2-7b, and 2-7c (Conceptual Wildlife Crossing Design), and Figure 2-8 (Conceptual Wildlife Crossing Cross Section); Tentative Map 38063 General Planning CoA #5, 12, Civil Engineer CoA #23.)

951.656.7000 14205 Meridian Parkway Ste. 140 Riverside, CA 92518 www.marchjpa.com

The approved legislation ensures that the Authority's obligations and duties are upheld years into the future by our successor-in-interest (as to land use authority), the County of Riverside. Our hope is that the legislation will smoothly facilitate this process without the need to reopen old wounds and long-settled matters. https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB994

Meridian Park Upper Plateau proposed plans, environmental mitigation monitoring and reporting program (MMRP), technical appendices and conditions of approval may be viewed at https://marchjpa.com/mjpa-meridian-west-campus/. Please feel free to contact me at (951) 656-7000 or martin@marchjpa.com if you have any questions regarding this matter.

Thank you,

Dr. Grace Martin
Chief Executive Officer

cc. Thomas Rice – Legal Counsel, March JPA
Charity Schiller – Legal Counsel, March JPA
David Team, Meridian Park West, LLC
Bryan Goodman, Meridian Park West, LLC
Amanda Monchamp – Legal Counsel, Meridian Park West, LLC

Attachment: Table 1

Table 1

Number	MM required by CBD settlement agreement	Compliance
1	All exterior on-site light fixtures shall be fully shielded with no light emitted above the horizon.	PDF-AES-1 through -16; Tentative Map 38063 General Planning CoA #5, 12, ALUC CoA #1; Plot Plan 21-03 Planning Department CoA #7, 17-20, ALUC CoA #1; Plot Plan 21-04 Planning Department CoA #8, 18-21, ALUC CoA #1
2	Exterior on-site lighting shall not exceed .5 candle/foot at the property line confirmed through point-by-point photometric study.	
3	All exterior lighting shall be low-pressure sodium or high-pressure sodium. Metal Halide is prohibited.	
4	Maximum on-site lighting wattage is 750.	
5	Maximum height of on-site exterior lighting is 25.	
6	Preferential parking spaces shall be offered to car pools and van pools.	MM-AQ-21; compliance with Title 24 Part 11 (CALGreen); see e.g. Building B Plot Plan; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25
7	Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy.	MM-AQ-21; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25
8	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 insulation above Title 24 requirements.	MM-GHG-1 through -5; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #27-28; Plot Plan 21-04 Planning Department CoA #28-29
9	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.	MM-TRA-1; Tentative Map 38063 General Planning CoA #5, 21, Plot Plan 21-03 CoA #23, Plot Plan 21-04 CoA #24; Required by SCAQMD Rule 403.

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10	Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.	MM-AQ-17 and MM-AQ-22; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25
11	Landscape with appropriate drought-tolerant species to reduce water consumption.	MM-BIO-1; Specific Plan Section 4.5.1, Appendix C; Tentative Map 38063 General Planning CoA #5, 12, Interwest Landscape Architect CoA #1; Plot Plan 21-03 Interwest Landscape Architect CoA #1; Plot Plan 21-04 Interwest Landscape Architect CoA #1
12	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).	Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED compliance); see e.g. Building B Plot Plan; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16
13	Project shall 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).	Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED compliance); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16
14	Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, offsite 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.	PDF-TRA-1 and Specific Plan section 5.1.1; Tentative Map 38063 General Planning CoA #5, Civil Engineer CoA #17-20

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15	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.	Specific Plan Sections 3.5.2, 4.3.1, 4.3.3, 4.4.2, 4.4.6, 4.4.7, and 5.2.2; Tentative Map 38063 General Planning CoA #5, Civil Engineer CoA #17-20
16	Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.	
17	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).	
18	Employers with over 250 employees shall provide on-site food vending machines, fridge, microwave 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.	MM-AQ-21; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25

19	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.	Project is a brownfield; see MM-AQ-21; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #24; Plot Plan 21-04 Planning Department CoA #25
20	Project shall install Energy Star labeled roof materials.	MM-GHG-4; Tentative Map 38063 General Planning CoA #5
21	Project shall use CARB-certified diesel construction equipment.	MM-AQ-1; Tentative Map 38063 CoA #5; Plot Plan 21-03 Planning Department CoA #22-23; Plot Plan 21-04 Planning Department CoA #23-24
22	Project sponsor shall encourage the recycling/reuse of demolished construction material.	Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15, 23; Plot Plan 21-04 Planning Department CoA #16, 24
23	Provide parking lot areas will include 40% tree coverage (approximately 1 tree for every 14 stalls) for office uses and 30% tree coverage (approximately 1 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.	Required by Title 24, Part 11 (CALGreen) and see Specific Plan Section 4.5.5, MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16
24	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 4 preferential parking spaces per development. 1 charging facility will be provided for every 2 EV stalls.	MM-GHG-7; Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15, 29; Plot Plan 21-04 Planning Department CoA #16, 30

25	Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings.	MM-GHG-4; Required by Title 24, Part 11 (CALGreen) and see MM-AQ-6 (LEED); Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16
26	Provide low flow and waterless fixtures for restroom facilities.	MM-GHG-8 and MM-GHG-10; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #30; Plot Plan 21-04 Planning Department CoA #31
27	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.	MM-BIO-1 and MM-BIO-3; Specific Plan Section 4.4.8; Tentative Map 38063 General Planning CoA #5, 12, 13, Interwest Landscape Architect CoA #1; Plot Plan 21-03 Planning Department CoA #7, Interwest Landscape Architect CoA #1; Plot Plan 21-04 Planning Department CoA #8, Interwest Landscape Architect CoA #1
28	The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.	Specific Plan Section 6.4 and Figure 6-3; Tentative Map 38063 General Planning CoA #5, Interwest Landscape Architect CoA #4
29	The LEED checklist shall be provided for evaluation prior to approval of the design plans and also prior to approval of the construction plans verifying that a minimum score consistent with LEED certification is achieved. Submittal of the LEED checklist shall be from a registered architect or LEED accredited professional (AP).	MM-AQ-6; Tentative Map 38063 General Planning CoA #5; Plot Plan 21-03 Planning Department CoA #15; Plot Plan 21-04 Planning Department CoA #16

951.656.7000 14205 Meridian Parkway Ste. 140 Riverside, CA 92518 www.marchjpa.com

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GREGORY T. WITTMANN

*ALSO Admitted in Texas

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

May 21, 2025

VIA ELECTRONIC MAIL

Riverside County Planning Commission
4080 Lemon Street
Riverside, CA 92501
planninghearings@rivco.org

Re: Project No. CC013169; General Plan Amendment No. 240093; Change of Zone No. 2400060 ("Project"); May 21, 2025 Meeting Agenda Item 2.1

Honorable Planning Commissioners:

This firm represents R-NOW with regard to the West March Upper Plateau Project. I understand that the Riverside County Planning Commission ("Commission") is considering various actions related to the transfer of land use authority from the March JPA to the County of Riverside. My client has previously commented on these proposed actions in a letter dated May 6, 2025.

I write to inform the Commission that the March Joint Powers Commissioned voted to deny the Project on May 12, 2025. More than 300 people attended the public hearing and over 100 people provided public comments. We believe that the Planning Commission should heed the voice of the community and the elected officials from May 12, 2025. Recommendations to bypass community engagement are, to put it succulently, anti-democratic. The people should decide the goals, the vision, and the outcome for their communities, and the process reinforces and codifies those decisions. This is extremely important for unentitled, unzoned parcels that are in limbo as part of this transition.

With this in mind, my client has three requests with regard to the Commission's proposed actions:

1) **Engage community groups and members in and adjacent to the March Planning Area** – Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, CAREE, Mission Grove Neighborhood Alliance, US Vets, Westmont

Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.

2) **Revise the March Area land-use plan to reflect current conditions** – An update is necessary for the 817.9 acres of the West Campus, and this is the appropriate time to update the land-use plan and include obligations set forth in existing settlement agreements (2003 CAREE/CCAEJ[1] and 2012 CBD/SBVAS[2])[3] in the land-use plan. Among other things, the land use planning area map for the West Campus Upper Plateau must include a 60-acre park and 445 acres of conservation easement as legally required by settlement agreements in 2003 and 2012.

3) **Map the appropriate Foundation Component to land uses for individual parcels** – R-NOW requests that the Foundation Component of Open Space be applied to parcels with parks, open space, and conservation easement obligations. See figure below.

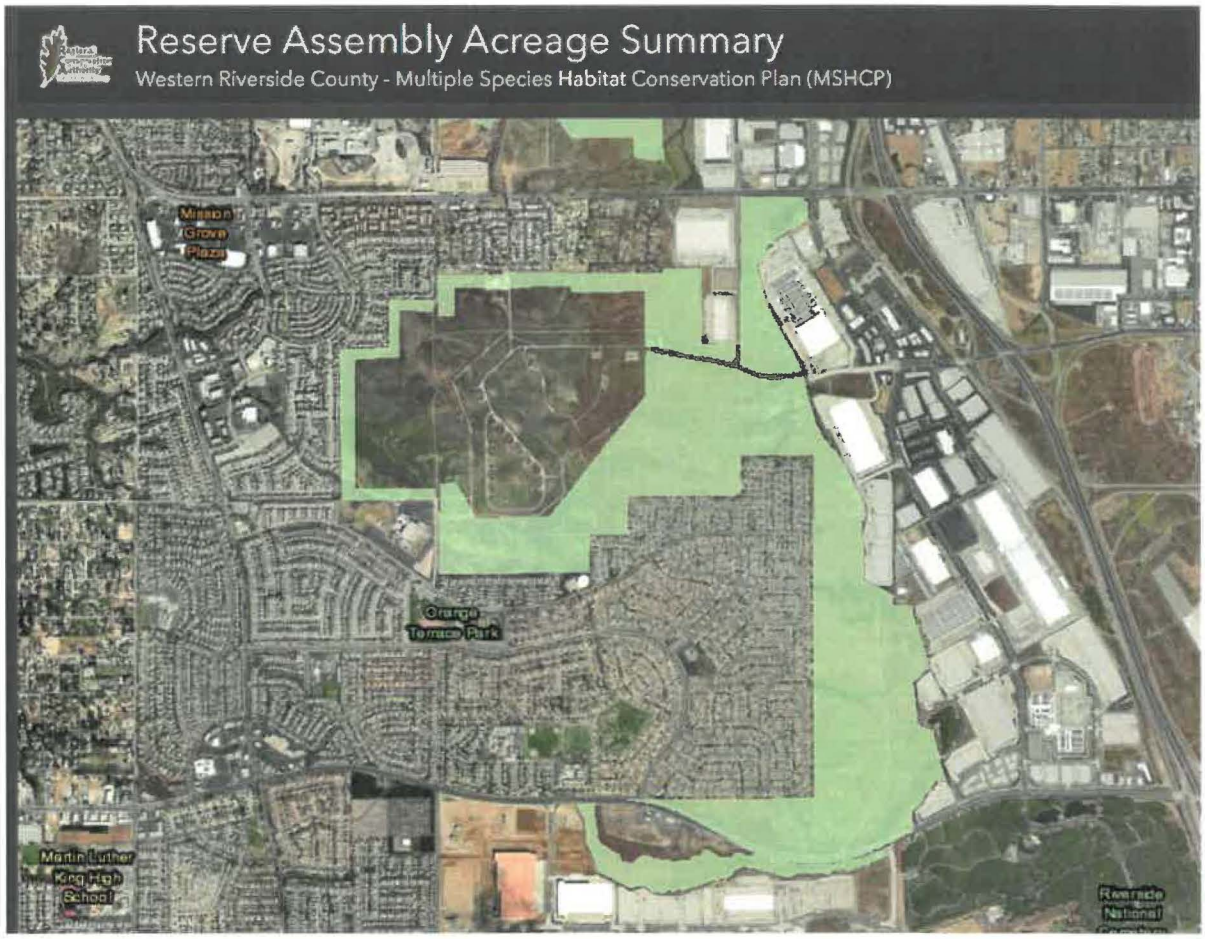
Because there are fewer than 45 days until the land-use transfer, my client understands procedurally that there isn't time to undertake sufficient community engagement. In light of this, my client asks that the County commit to revisions of the March Area Plan that (1) incorporate community feedback received to date, (2) reflect current conditions and settlement agreements, and (3) appropriately identify public/quasi-public lands already included in the MSHCP as Foundation Component: Open Space rather than Community Development. My client requests that the Planning Commission and County commit to revising the Specific Area Plan for the March Area to reflect community feedback no later than **December 31, 2025**. An additional six months is sufficient time to update the documentation and engage in authentic community visioning.

---

1 https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf. The County should also agree to adhere to the 2003 settlement agreement with CAREE and CCAEJ as the successor agency to the March Joint Powers Authority.

2 https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf. The County should also agree to adhere to the 2012 settlement agreement with the Center for Biological Diversity as the successor agency to the March Joint Powers Authority.

3 As required by *Consolidated Irrigation District v. Superior Court*, (2012) 205 Cal.App.4th 697, 724-725, documents and web pages cited via URL link in letter submissions to a lead agency are to be presented to decisionmakers. We ask the County to ensure inclusion of the complete documents in the record.



Screenshot of MSHCP designation of public/quasi-public lands for March West Campus on Western Riverside County MSHCP Acreage Summary.[4]

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

Jamie T. Hall

4 https://wrcrca.maps.arcgis.com/apps/dashboards/60fb5a8df60c49628b9cc779333824b4

Swancott, Paul

From:	Michael McCarthy <MikeM@radicalresearch.llc>
Sent:	Wednesday, May 21, 2025 11:05 AM
To:	TLMA Planning Hearings; Planning; Clerk of the Board
Cc:	Marshalian, Richard; Swancott, Paul; Jonathan Evans; Catherine Barrett-Fischer; Ana Gonzalez
Subject:	May 21st Planning Commission - Item 2.1 - slides displayed subsequent to posting of agenda

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clerk, Planning Director, Planners,

On today's Planning Commission item 2.1 public hearing, revised land use and zoning maps were displayed on slides by the planner presenting on the March Area Plan. Those were not posted as part of the agenda and did not appear to match existing material available to the public for review and comment as part of the Public Hearing (attachments C & D).

Please provide those revised maps or a copy of the planner's presentation. Given the described June 10th public hearing for the proposed action by the Board of Supervisors acting on those revised maps, we need them as soon as possible to provide timely comment.

Thank you for your attention to this issue.

Mike McCarthy
R-NOW
92508

Swancott, Paul

From: hdmarkr@verizon.net
Sent: Tuesday, May 27, 2025 10:16 AM
To: Swancott, Paul
Cc: Marshalian, Richard
Subject: Project NO. CC013169 (GPA240093 and CZ2400060)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Sirs: I live in Orangecrest since 1991. I am against the above projects except for the park and walking trails. When March JPA began to put warehouses on Vanburen Ave. and Orangecrest Parkway, we were told that they would only be on the land next to the freeway. That a large sports park would be across the street from our neighborhood. That was obviously a lie with Amazon, UPS etc. is across the street. We do not need any more truck traffic on our city streets in this area. NO on this project. Thank you.

SOBOBA BAND OF LUISEÑO INDIANS

TRIBAL ADMINISTRATION

Physical Address: 23906 Soboba Rd. San Jacinto, CA 92583 | Mailing Address: P.O. Box 487 San Jacinto, CA 92581

June 3, 2025

Paul Swancott, Contract Planner, Advance Planning
TLMA – Planning Department | County of Riverside
4080 Lemon St., 12th Floor, Riverside, CA 92501

RE: SB18- March Area Plan; GPA 240093, Riverside County, California- Proposed Open Space Conservation Element for Cultural Resources

Mr. Swancott,

This letter is being sent in response to an email and request from Darren Edgington, Environmental Project Manager for the Riverside County Planning Department, on May 28, 2025. In the email Mr. Edgington had stated that, *"Pursuant to SB-18, the County has been conducting ongoing consultation with the tribe for the March JPA transfer of land use authority."* We appreciate the acknowledgement that the County is making efforts to comply with SB-18 and to engage in consultation with Soboba. However, the two attempts I have engaged in to meet with the County have not resulted in meaningful consultation. The first occasion was on April 8, 2025, and the second was on April 22, 2025. On both occasions, I requested to be provided with specific information, including, but not limited to, CHRIS Record Search, updated Cultural/Archaeological Assessment, Biological Assessment, etc., which is not only integral to my ability to engage in meaningful consultation, but also referenced within the November 2005 Supplement to the General Plan Guidelines. To date, I have not been provided these requested documents. Additionally, on both occasions, it seemed as though County Planning staff struggled to understand the SB18 process, as well as the requirement for consultation when there is no formal project application.

On May 19, 2025, I received an email from Heather Thompson, Archaeologist for the County of Riverside, that contained a Land Use Map for the West Campus Upper Plateau Project, a March Area Plan Trails and Bike System Map, a Draft March Record Search Inventory and Map, as well as the link to the Planning Commission's Agenda for the May 21, 2025 meeting. Although the documents were not exactly what was requested, they are appreciated.

In Mr. Edgington's May 28, 2025 email, he goes on to the state that, *"the County understands that the March JPA area has many sensitive resources within and around the area,"* and that, *"the County would like the tribe to provide any suggestions to preserve or mitigate impacts to cultural places that may be affected by a future land use proposal. The suggestions can be added to the Staff Report if received by Friday May 30th. Otherwise, the suggestions can be stated orally at the hearing."* The Soboba Band responded to Mr. Edgington on May 30, 2025, requesting that an extension be granted to Wednesday June 4, 2025, as the formal government to government consultation in accordance with SB18 is scheduled for that date. Mr. Edgington responded stating, *"We will try to add any provided language in the staff report. We can also read it into the Record at the Hearing to show that the County and the Tribe is committed to seek ways to preserve or mitigate impacts to Cultural Places."* Therefore, we request that this letter is read into the record by the County Planning Department at the County Board of Supervisors Hearing scheduled for June 10, 2025.

SOBOBA BAND OF LUISEÑO INDIANS

TRIBAL ADMINISTRATION

Physical Address: 23906 Soboba Rd. San Jacinto, CA 92583 | Mailing Address: P.O. Box 487 San Jacinto, CA 92581

March Area Plan Open Space Conservation Element for Cultural Resources

Tribal Cultural Resources and Archaeological resources are culturally important to tribal communities, as well as local historic groups, community members and residents. The March JPA lands, now identified as March Area Plan, are extremely significant to Luiseño, as well as their descendants, who still live and thrive within western Riverside County today. The March Area Plan is located with the boundary of a Traditional Cultural Property (TCP) and Traditional Cultural Landscape (TCL) that has been determined eligible for listing on the National Register of Historic Places, and the California Register of Historical Resources. The location's Tribal Cultural Resources, as well as its prehistoric and historic-period archeological resources, enrich both the County's heritage as well as the Tribe's identity, existence and way of life. These resources are protected by law and cannot be publicly disclosed or included in exhibits.

GOAL:

Preserve and protect archaeological, historical, and Tribal Cultural Resources within the March Area Plan, including all contributing elements of the eligible Traditional Cultural Property and Traditional Cultural Landscape, by prioritizing avoidance, establishing permanent conservation measures, and applying sensible land use practices. These resources should be integrated into the County's future land use patterns through the implementation of Open Space Conservation policies that guide both current and future planning within the March Area Plan.

POLICIES:

1: Recognition and Protection: Recognize the March Area Plan as containing known and eligible Tribal Cultural Resources (TCRs), including a designated Traditional Cultural Property (TCP) and Traditional Cultural Landscape (TCL). Preserve and protect these resources, including and not limited to archaeological and historic resources, cultural landscapes, sacred sites, places, districts, structures, landforms, objects and Native burial sites, in alignment with all applicable Federal, State, and County laws, regulations, ordinances, guidelines and policies.

2: Tribal Consultation and Collaboration: Conduct early, formal and ongoing government to government consultation with the Soboba Band of Luiseño Indians and the Pechanga Band of Indians, pursuant to SB 18 and AB 52. Collaborate with Tribal governments to identify and prioritize areas within the March Area Plan, where Open Space Conservation is essential to the for protection and preservation of Tribal Cultural Resources.

3: Sacred Site Protection and Confidentiality: Ensure the protection and long-term preservation of sacred sites identified through consultation with the Soboba Band of Luiseño Indians and the Pechanga Band of Indians. Avoid any land use actions, development, or activity that could disturb, damage, or diminish these sites. Protection measures shall be guided by Tribal input, and confidentiality regarding the location, nature and significance of sacred sites shall be maintained in accordance with Tribal protocols and applicable laws.

Appropriate legal and land use tools, including conservation easements, cultural buffers, protective zoning overlays, or open space designations shall be considered to safeguard these culturally significant areas within the March Area Plan.

4: Cultural Resources Identification and Mitigation: Establish clear and responsible procedures for the identification, evaluation, and protection of previously unknown or undocumented Tribal Cultural Resources, archaeological resources, and historic resources. Require cultural resources assessments and appropriate mitigation measures to be developed in direct collaboration with the Soboba Band of Luiseño Indians and Pechanga Band of Indians for forthcoming projects within the March Area Plan.

5: Culturally Informed Land Use Planning: Integrate Tribal Cultural Resources protection into land use planning by developing context-sensitive measures that prioritize avoidance, and in situ preservation of culturally sensitive areas on a project-by-project basis. Utilize permanent conservation strategies such as open space designations, land use overlays, and co-management agreements in consultation and coordination with the Soboba Band of Luiseño Indians and the Pechanga Band of Indians.

6: Tribal Management and Access: Support the continued cultural, ceremonial, and ecological relationship of Tribal communities to the land by providing access to culturally significant open space areas, consistent with Tribal values and protocols. Establishing long-term partnerships with the Soboba Band of Luiseño Indians and Pechanga Band of Indians to promote Tribal management of cultural resources, including involvement in planning, protection, education and land care efforts.

7: Long-Term Conservation Strategies: Encourage the use of permanent conservation tools to safeguard Tribal Cultural Resources and landscapes. These may include conservation easements, protective zoning, tribal co-management agreements, and other land use mechanisms developed in consultation with Tribal partners to ensure meaningful and enforceable long-term protection and management.

The Soboba Band appreciates the opportunity offered by the County, although the effectiveness of simply including suggestions to preserve and mitigate impacts into the Staff Report is limited. Therefore, in addition to being included in the staff report and read into the County Board of Supervisors Hearing scheduled for June 10, 2025, the Soboba Band formally requests that the attached "March Area Plan Open Spaces Conservation Element for Cultural Resources" be accepted and incorporated into the March Area Plan.

Lastly, the Soboba Band is aware that GPA 240093 is on the Agenda for the County Board of Supervisors Hearing on Tuesday, June 10, 2025, and we have a formal government to government consultation meeting scheduled with you on Wednesday, June 4, 2025. It is our intention to utilize this SB18 Consultation meeting to engage in meaningful dialog with the County, and address any concerns you may have with the proposed Open Space Conservation Element for Cultural Resources.

With that being said, we kindly request that the tribe's recommendation for the Open Space Conservation Element for Cultural Resources is honored, that this letter is included as part of the Staff Report for the project, and that County Planning read this letter into the record at the June 10th Board of Supervisors Hearing. We look forward to engaging in meaningful government to government consultation with the County of Riverside, pursuant to California Senate Bill 18, on Wednesday, June 4, 2025 at 9:00 AM.

Sincerely,



Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Outlook

Comments for Riverside County Planning Hearing May 7 2025 +Item 1. 27353 : PROJECT NO. CC0131169

From Catherine Barrett-Fischer <cbfcentury@aol.com>
Date Tue 05/06/2025 12:35 PM
To Swancott, Paul <PSwancott@Rivco.org>; Marshalian, Richard <RMarshalian@Rivco.org>

Dear Mr. Swancott,

I am writing to comment on Item 1 on the agenda for the Riverside County Planning Commission on
May 7, 2025:

1. 27353 : PROJECT NO. CC0131169
   i. Attachment I: Draft Ordinance No. 997

Page 8 of 53 states:
2. The County's express powers for the March Territory do not include automatic assumption of the following, which were executed prior to July 1, 2025: a. March JPA contracts, settlements, or agreements executed prior to July 1, 2025 in which the County was not a party or signatory. b. March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory. c. March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a party or signatory. d. As March JPA has never identified the County as the successor in interest or successor entity of the March JPA, successor entity provisions or terms negotiated by March JPA executed prior to July 1, 2025 in which the County was not a named party or signatory.

CAREE has a 2003 settlement agreement with the March Joint Powers Authority signed by Bob Buster as Chairman of the March Joint Powers Commission in his capacity as the representative of Riverside County as an elected County Supervisor, not in his capacity as a citrus farmer. Given that there is a Successors and Assigns clause in the settlement agreement, Riverside County has the responsibility to adhere to the settlement agreement and not exclude the agreement.

https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf

Please share my comments with the Planning Commissioners prior to their vote on this item. Thank you for your attention to this matter.

Best regards,

Catherine Barrett-Fischer
Executive Committee Chairwoman
Community Alliance for Riverside's Economy & Environment (CAREE)
951-461-9443

On Wednesday, April 23, 2025 at 10:16:30 AM PDT, Swancott, Paul <pswancott@rivco.org> wrote:

Hi Catherine,

If the project is not approved by the March JPC the applicant/project can file an application with County for the project, new submittal/application. The project would be subject to the County's application processes based on the project's description at the time submittal, which include public hearings before the Planning Commission and Board of Supervisors.

Let me know if you have any further questions

Thanks

RIVERSIDE COUNTY
PLANNING DEPARTMENT

planning.rctlma.org

Paul Swancott

Contract Planner, Advance Planning

TLMA – Planning Department | County of Riverside

4080 Lemon St., 12th Floor, Riverside, CA 92501

Main: 951.955.2525 | Direct: 951.955.3103

Email: Pswancott@rivco.org

How are we doing? Click the link to tell us

From: Catherine Barrett-Fischer <cbfcentury@aol.com>
Sent: Monday, April 21, 2025 3:59 PM
To: Planning <Planning@RIVCO.ORG>
Subject: March JPA Planning Question for Paul Swancott and or Richard Marshalian

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Swancott and Mr. Marshalian,

I have a question about the Public Hearing on May 7, 2025, for the transfer of land jurisdiction from March Joint Powers Authority to Riverside County. The March Joint Powers Commission will consider the following project on May 12, 2025: Meridian West Campus Upper Plateau.

marchjpa.com/mjpa-meridian-west-campus/

Should the March JPC fail to approve the WCUP project on May 12, will the developer be able to bring the project to the Riverside County Planning Commission and then to the Riv Co Board of Supervisors for consideration in the future? Please advise. Thank you.

Best regards,

Catherine Barrett-Fischer

Community Alliance for Riverside's economy & Environment (CAREE)

951-461-9443

Confidentiality Disclaimer

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County of Riverside California

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*ALSO Admitted in Texas

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

May 21, 2025

VIA ELECTRONIC MAIL

Riverside County Planning Commission
4080 Lemon Street
Riverside, CA 92501
planninghearings@rivco.org

Re: Project No. CC013169; General Plan Amendment No. 240093; Change of Zone No. 2400060 ("Project"); May 21, 2025 Meeting Agenda Item 2.1

Honorable Planning Commissioners:

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I write to inform the Commission that the March Joint Powers Commissioned voted to deny the Project on May 12, 2025. More than 300 people attended the public hearing and over 100 people provided public comments. We believe that the Planning Commission should heed the voice of the community and the elected officials from May 12, 2025. Recommendations to bypass community engagement are, to put it succulently, anti-democratic. The people should decide the goals, the vision, and the outcome for their communities, and the process reinforces and codifies those decisions. This is extremely important for unentitled, unzoned parcels that are in limbo as part of this transition.

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Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.

2) **Revise the March Area land-use plan to reflect current conditions** – An update is necessary for the 817.9 acres of the West Campus, and this is the appropriate time to update the land-use plan and include obligations set forth in existing settlement agreements (2003 CAREE/CCAEJ[1] and 2012 CBD/SBVAS[2])[3] in the land-use plan. Among other things, the land use planning area map for the West Campus Upper Plateau must include a 60-acre park and 445 acres of conservation easement as legally required by settlement agreements in 2003 and 2012.

3) **Map the appropriate Foundation Component to land uses for individual parcels** – R-NOW requests that the Foundation Component of Open Space be applied to parcels with parks, open space, and conservation easement obligations. See figure below.

Because there are fewer than 45 days until the land-use transfer, my client understands procedurally that there isn't time to undertake sufficient community engagement. In light of this, my client asks that the County commit to revisions of the March Area Plan that (1) incorporate community feedback received to date, (2) reflect current conditions and settlement agreements, and (3) appropriately identify public/quasi-public lands already included in the MSHCP as Foundation Component: Open Space rather than Community Development. My client requests that the Planning Commission and County commit to revising the Specific Area Plan for the March Area to reflect community feedback no later than **December 31, 2025**. An additional six months is sufficient time to update the documentation and engage in authentic community visioning.

[1] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf. The County should also agree to adhere to the 2003 settlement agreement with CAREE and CCAEJ as the successor agency to the March Joint Powers Authority.

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[3] As required by *Consolidated Irrigation District v. Superior Court*, (2012) 205 Cal.App.4th 697, 724-725, documents and web pages cited via URL link in letter submissions to a lead agency are to be presented to decisionmakers. We ask the County to ensure inclusion of the complete documents in the record.



Screenshot of MSHCP designation of public/quasi-public lands for March West Campus on Western Riverside County MSHCP Acreage Summary.[4]

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

Jamie T. Hall

4 https://wrcrca.maps.arcgis.com/apps/dashboards/60fb5a8df60c49628b9cc779333824b4

From: Chris Hofeditz <chris.hofeditz69@gmail.com>
Sent: Sunday, June 8, 2025 4:58 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Subject: Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the

County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
<name>
<zip code>
Chris Hofeditz

From: christine martin <cmcelsemartin@gmail.com>
Sent: Friday, June 6, 2025 2:17 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Subject: Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the

County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Christine Martin
92506

From: Cindy <clchiek@gmail.com>
Sent: Friday, June 6, 2025 4:07 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Subject: Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Cindy Chiek
92508

From: Peter & Darlene Craig
To: Swancott, Paul
Subject: Project No. CC013169
Date: Monday, April 21, 2025 10:59:53 AM

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Paul Swancott, Riverside County Planning Department

I live in the Orangecrest area of Riverside and I am deeply concerned about the proposed project #CC013169 in this area for three major reasons that must be addressed:

1) This proposed project is in an area that housed ammunition and is a contamination concern. I have not seen any plans for decontamination prior to any building.

2) Our freeways and interchanges cannot handle more traffic from trucking companies that more warehouses would require. The 215/60 interchange is always backed up for miles.

3) Cell phone service is almost non existent in many areas of Orangecrest regardless of carriers because of all the existing warehouses. I have heard of no plans to build more towers to improve cell phone service. The only way to have cell phone service at home is with wifi and if you go outside to visit with a neighbor there is no service.

It is for the above reasons that I am opposed to this project.

Darlene Craig
20768 Freeport Drive
Riverside, CA 92508
pedar.craig@verizon.net

Sent: Friday, June 6, 2025 3:39 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Subject: Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit - in writing - to working with us.

Sincerely,
Fera S.Momtaz
Orange Crest Community
92508

Sent from my iPhone

From: Gary Mares III <garymaresiii@gmail.com>
Sent: Friday, June 6, 2025 9:14 AM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
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As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for the future of Mission Grove and Orangecrest. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Gary Mares
92508

From: Gayle Dicarlantonio <gayledmail@gmail.com>
Sent: Saturday, June 7, 2025 9:39 AM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Subject: Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,

G DiCarlantonio
92507

From: Jeannine Sabel <j9sabel@gmail.com>
Sent: Friday, June 6, 2025 5:10 PM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Subject: Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Jeannine Sabel
92506

From: Jen L <jlarrattsmith@gmail.com>
Sent: Friday, June 6, 2025 7:09 AM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Cc: Debbie Walsh <abilene149@gmail.com>
Subject: Public Comment for Item 22 on June 10 Public Hearing

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Dear County Board of Supervisors,

I urge you to reject the General Plan Amendment request (GPA240042) to upzone seven Rural Community parcels to Business Park in Mead Valley. Even if you never pass another industrial project, Riverside County is set to double the square footage of warehouses in the next ten years based on the projects you've already approved.

Please do not destroy another community and their way of life in your frenzy to build more. We do not need to turn Mead Valley into Bloomington.

The Inland Empire has the worst air quality of any region in the United States. Our freeways and roads are torn and dominated by diesel trucks. Our region already bears an undue burden from this industry. Please reject GPA240042 and protect the residents of Mead Valley.

Sincerely,

Jen Larratt-Smith
Chair, R-NOW

Contacts
Jen Larratt-Smith
(951) 384-1916
jarrattsmith@gmail.com

Mike McCarthy
(510) 928-8256
mikem@radicalresearch.llc

Website: tinyurl.com/rivnow

SENT VIA EMAIL

May 6, 2025

Planning Commision, County of Riverside
Clerk of the Board
District 1 Supervisor Jose Medina
Planning

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - March Area Plan - Item 3 on May 7, 2025 Planning Commission Agenda

Honorable Commissioners, Clerk, and Supervisor Medina,

R-NOW is a grassroots, all-volunteer, 501(c)(3) nonprofit environmental organization located in Riverside, CA focused on identifying local and regional land-use solutions that emphasize quality of life, livable communities, and the preservation of open space in Riverside and the Inland Empire. R-NOW thanks you for the opportunity to provide comments on the March Area Plan, March Ordinance, and March Resolution.

R-NOW has three requests regarding the transition of land-use authority, zoning, and land-use through a March Area Plan.

1) Engage community groups and members in and adjacent to the March Planning Area - Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, Mission Grove Neighborhood Alliance, US Vets, Westmont Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan mandate community outreach for land-use planning. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.
2) Revise the March Area land-use plan to reflect current conditions - The March JPA General Plan was adopted in 1999. The adopted General Plan is not reflective of settlement agreements and changing economic and community preferences community vision for the area. An update is necessary and this is the appropriate time to update the land-use plan and include existing settlement agreements.
3) Map the appropriate Foundation Component to land uses for individual parcels - The proposed foundation element of Community Development for the entire planning area is

inappropriate for parcels designated as open space, parks, and conser. This is inconsistent with the vision for the land-use for hundreds of acres of parcels. R-NOW requests that the Foundation Component of Open Space is applied to parcels with parks, open space, and conservation easement obligations.

R-NOW looks forward to engaging with the County on the land-use transfer provisions and ensuring that the March Area Plan reflects on the ground community knowledge.

Under separate cover please find a detailed list of errors, omissions, and errata in the draft documents for the March Area Plan.

Sincerely,

Jennifer Larratt-Smith - Chair
Mike McCarthy - Vice-Chair

R-NOW

Jen Larratt-Smith, Chair
Mike McCarthy, Vice Chair
19069 Van Buren Blvd #114-314
Riverside, CA 92508
jlarrattsmith@gmail.com
mikem@radicalresearch.llc

SENT VIA E-MAIL

Jun 6, 2025

Clerk of the Board
District 1 Supervisor Jose Medina
District 2 Supervisor Karen Spiegel
District 3 Supervisor Chuck Washington
District 4 Supervisor V. Manuel Perez
District 5 Supervisor Yxstian Gutierrez

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - CZ NO. 2400060; March Area Plan - Item 23.2 on June 10, 2025 Board of Supervisors Agenda

Honorable Supervisors, Clerk,

R-NOW thanks you for the opportunity to provide comments on the March Area Plan, March Ordinance, and March Resolution. We incorporate by reference previous comments sent to the Planning Commission in letters dated May 6 and May 19, 2025 regarding this item.

As part of the March Joint Powers Authority (MJPA) transfer of land-use authority to the County, the Board is being asked to (1) adopt a new March Area Plan as part of the County General Plan, (2) adopt the March Ordinance which incorporated approved March JPA developments, and (3) adopt the March Resolution.

These actions are taken with no community engagement of people living in and around the new March planning area, despite a two-year lead time since the adoption of the 14th Amendment to the MJPA in April of 2023. Moreover, County Planning staff are stating that this is not a CEQA action - it is merely ministerial because nothing new is occurring. R-NOW disagrees. The March Area Plan created for adoption into the General Plan is an entirely new document and it sets for the planning policies.

Purpose

The purpose of the March Area Plan (also referred to as "MAP" or "Plan") is to act as a planning document to provide a seamless transition of the March Territories from the March JPA to the County of Riverside by adopting the General Plan of the March Joint Powers Authority to allow the County to continue providing guidance for future development and land use decisions within the March Territory. The March Area Plan is a policy document incorporating JPA's General Plan, Development Code, and associated documents and standards, in order to guide land use decisions, improve the area's physical and economic environment, and establish the County of Riverside's goals and expectations for development within the March Area Plan.

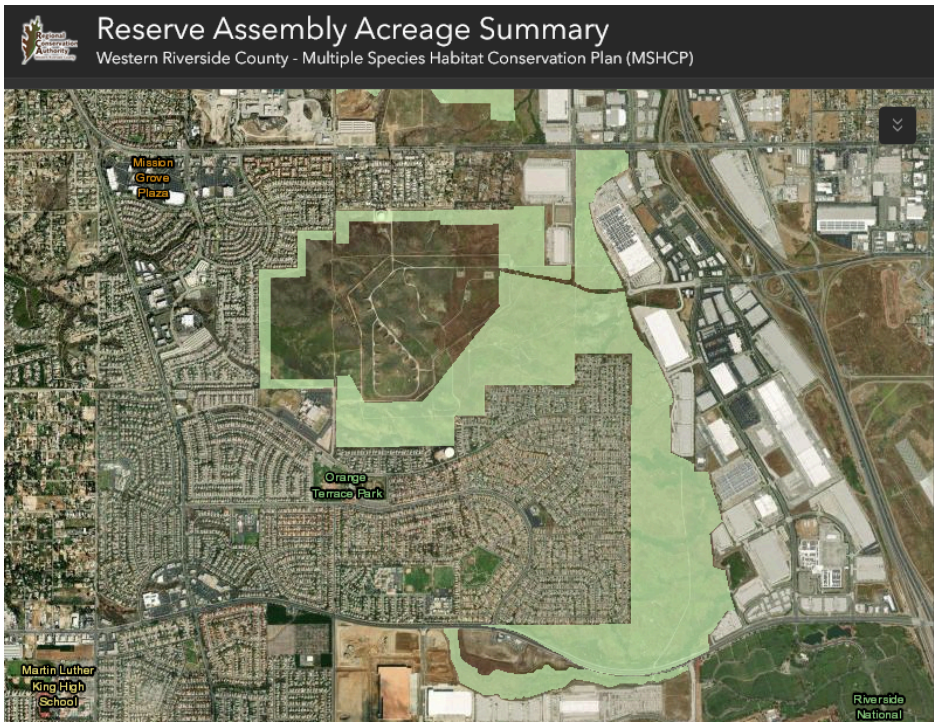
The March JPA General Plan was adopted in 1999 and has been piecemealed and no longer has any connection to community vision. A broad coalition of community groups led by R-NOW have been fighting the March JPA land use development codes, standards, and land use plans for the last 3.5 years, culminating in a May 12 public hearing attended by at least 500 people. We do not believe that a 26 year old General Plan represents the current interests of our community members. It fails to reflect current conditions.

We have made three requests in writing to the County Planning Commission in our previous letters. We reiterate them here for your consideration and hope we gain more traction since they were ignored the previous two times.

1) Engage community groups and members in and adjacent to the March Planning Area - Hold at least one workshop and/or public meeting to allow planning staff to discuss the plan with community groups, such as R-NOW, Sierra Club, Mission Grove Neighborhood Alliance, US Vets, Westmont Village, and Green Acres. Community engagement policies in HC 15.1-15.7 of the General Plan require community outreach for land-use planning in Environmental Justice communities. The Riverside County General Plan Vision 'derives its power from the values that are held by the people here,' and the people have not been included in this process.
2) Revise the March Area land-use plan to reflect current conditions - An update is necessary for the 817.9 acres of the West Campus, and this is the appropriate time to update the land-use plan and include existing settlement agreements (2003 CAREE/CCAEJ[1] and 2012 CBD/SBVAS[2]) in the land-use plan. It needs to include the Environmental Justice element adopted by the MJPA in 2024, the current fire hazard severity maps, the existing trails, the existing circulation maps, the RCTC TOD strategic plan, and other existing conditions that inform future land-use rather than relying on a 1999 General Plan land use map that includes none of these conditions.
3) Map the appropriate Foundation Component to land uses for individual parcels -. R-NOW requests that the Foundation Component of Open Space be applied to parcels with parks, open space, and conservation easement obligations. See Appendix 1 which includes a map and table of assessor parcel numbers for land-use, zoning, and foundation component suggestions for individual parcels.

[1] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf
[2] https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf

There are fewer than 30 days until the land-use transfer, so we understand procedurally that there isn't time to do proper community engagement. We ask that the County commit to revisions of the March Area Plan that (1) incorporate community feedback, (2) reflect current conditions and agreements, and (3) appropriately identify public/quasi-public lands already included in the MSHCP as Foundation Component: Open Space rather than Community Development. However, we request that the Planning Commission and County commit to revising the Specific Area Plan for the March Area to reflect community feedback no later than December 31, 2025. An additional six months is sufficient time to update the documentation and engage in authentic community visioning.



Screenshot of MSHCP designation of public/quasi-public lands for March West Campus on Western Riverside County MSHCP Acreage Summary.[3]

Thank you for your attention to this matter.

Sincerely,

Jennifer Larratt-Smith - Chair
Mike McCarthy - Vice-Chair

R-NOW

[3] https://wrcrca.maps.arcgis.com/apps/dashboards/60fb5a8df60c49628b9cc779333824b4

Appendix 1. Existing Constraints Land Use Map and Table

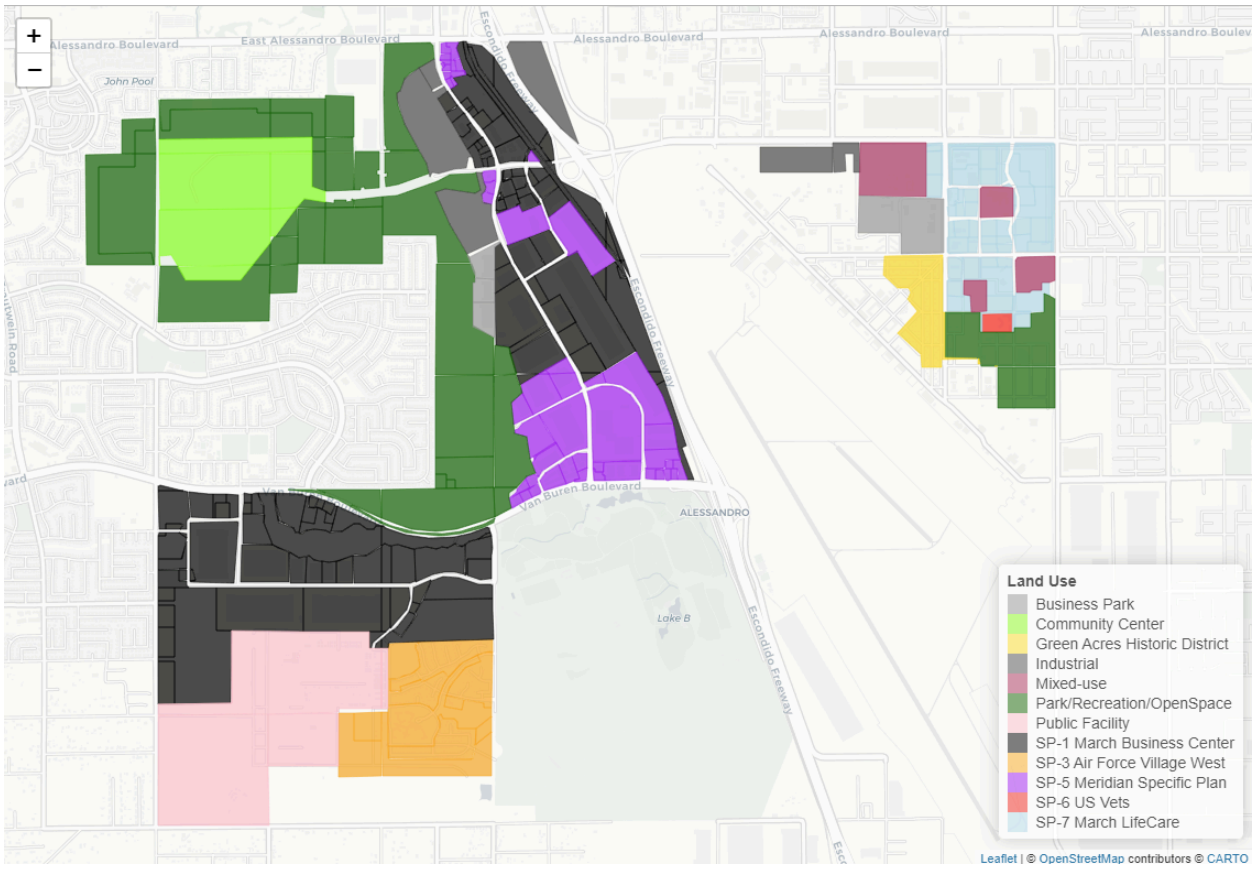


Figure 1. Land Use map that reflects existing conditions constraining land use in the March planning area. The West Campus Upper Plateau is accurately shown as Open Space where the 2003 CAREE/CCAEJ settlement agreement and 2012 CBD/SBVAS settlement agreement require conservation easements and parks.

Table 1. Parcels with no existing zoning suggested land-use categories, and foundation component designations. APN is the assessor parcel number. These suggestions are all based on existing land uses or settlement agreements constraining land use.

APN	Acres	Land Use	Foundation Component	Notes
294110005	165.23	Public Facility	Community Development	Ben Clark Public Safety Training Facility
294130008	3.42	Public Facility	Community Development	Ben Clark Public Safety Training Facility
295020005	155.54	Public Facility	Community Development	Ben Clark Public Safety Training Facility
295020008	47.63	Public Facility	Community Development	Ben Clark Public Safety Training Facility
276120008	8.97	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
276120009	6.27	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
276170010	31.47	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294020002	10	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294020045	67.03	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294040021	6.09	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294040031	63	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294050002	2.6	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294050003	1	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294050004	20.86	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294050005	58.54	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294050050	38.05	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294100024	14.19	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294120036	5.3	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294120038	54.19	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297080005	15	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012

297080019	15.8	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297080020	39.02	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297080022	2.23	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297080023	13.43	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297080024	13.51	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090005	40	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090006	20	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090011	9.05	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090012	21.27	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090014	15.15	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090016	9.82	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090018	4.29	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297090020	1.45	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297100093	38.21	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
297110051	65.75	Park/Recreation/OpenSpace	Open Space	Conservation easement - CBD 2012
294020044	12.44	Community Center	Community Development	Developable area - CBD 2012
297080021	27.68	Community Center	Community Development	Developable area - CBD 2012
297090001	79.81	Community Center	Community Development	Developable area - CBD 2012
297090010	30.95	Community Center	Community Development	Developable area - CBD 2012
297090019	5.71	Community Center	Community Development	Developable area - CBD 2012
297090021	75.46	Community Center	Community Development	Developable area - CBD 2012
294080003	63.53	Park/Recreation/OpenSpace	Open Space	Existing March Field Park
294090003	29.79	Park/Recreation/OpenSpace	Open Space	Existing March Field Park

294080012	173.72	Green Acres Historic District	Community Development	Green Acres - Historic District Overlay
276170009	68.33	Park/Recreation/OpenSpace	Open Space	Park - CBD 2012 and CAREE 2003

Contacts
Jen Larratt-Smith
(951) 384-1916
jarrattsmith@gmail.com

Mike McCarthy
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SENT VIA EMAIL

May 6, 2025

Planning Commision, County of Riverside
Planning
Clerk of the Board

Re: Project NO. CC0131169, General Plan Amendment NO. 2490093 - March Area Plan - Item 3 on May 7, 2025 Planning Commission Agenda

Honorable Commissioners, Clerk, Planners,

This letter provides a list of errors, omissions, and other disagreements in policy interpretation for the draft March Area Plan documents under consideration under Item 3 on the May 7, 2025 Planning Commission Agenda. This is not a complete list, as we have only had a few business days to review the documentation provided.

Form 11 Staff Report

- P. 1 - The March Zoning Area is entirely within Supervisorial District 1 boundaries and does not intersect District 2.
- P. 2 - The project includes revisions to the County's General Plan via Foundation Component adoption and new land-use categories - for example, "industrial residential" that do not conform to existing categories.
- P. 5 - typo - MRAB should be MARB - also on p. 13
- P. 5 - The General Plan of the March JPA is from 1999, and the State Office of Planning and Research recommends a comprehensive general plan update every 15-20 years[1]. The MJPA General Plan is out of date and requires an update.
- P. 6 - The Staff Report and March Area Plan have been drafted without any community engagement as mandated for Environmental Justice areas in policies HC 15.1-15.7 of the County General Plan.
- P. 7 - AB 98 also requires the establishment of truck routes for warehouse siting of future projects.

[1] https://lci.ca.gov/docs/General_Plan_Guidelines_FAQ.pdf

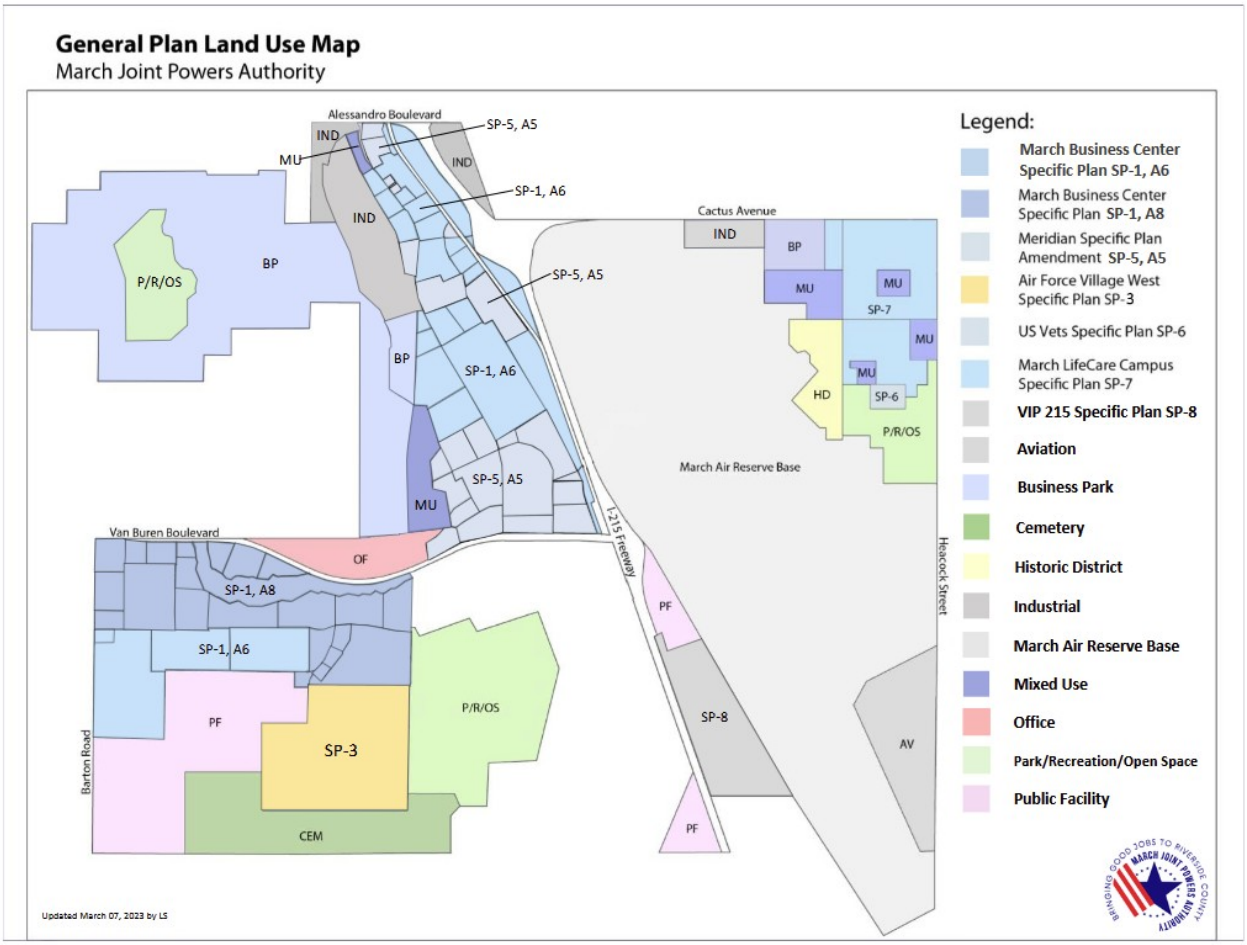
- P. 8 - Establishing a foundation component of ‘Community Development’ for parcels currently identified as parks, open space, and conservation easement will establish a pathway for the future development of those parcels. Establishing a foundation component of ‘Open Space’ for those parcels is necessary for this to avoid CEQA review.
- P. 9 - The County ordinance #997 is specifically claiming that the County will not automatically adopt existing settlement agreements, development agreements, and disposition and development agreements, and therefore, it is not clear that this is simply a ‘merger of already approved actions by each agency’. CEQA’s common sense exemption may not apply. Therefore, the project may have potential for physical environmental impacts under CEQA.
- P. 11- The March Area Plan fundamentally contradicts the Vision of the General Plan by omitting any community participation in the planning process. While bureaucratic and technocratic overviews of the area are necessary, community engagement is necessary to establish the long-term visioning process and contribute to the overall quality of life. The general welfare of the community is not represented in this document.
- P. 12 - The March Area Plan comprises low-quality warehouse jobs. That is not high-tech. It provides limited job density, and is the reason people are upset at the feckless and irresponsible planning that has led to this high truck-trip land use.
- P. 13 - Adopting the Community Development Foundation component proposed for the entirety of the March Area Plan is irresponsible. The Open Space Foundation component is the appropriate foundation for the hundreds of acres of existing and planned parks, open space, and conservation easement parcels. To override those with Community Development endangers those existing and proposed land uses.
- P. 13 - The proposed GPA 240093 is inconsistent with the Environmental Justice Policies for a 98th percentile CalEnviroScreen score census tract. Policies to continue to industrialize an already-overburdened community without appropriate pollutant reduction and community engagement are inconsistent with the General Plan Healthy Communities element.

Land Use Map - Attachment D

The Land Use map- does not accurately transcribe land uses from the existing March JPA Land Use Map and categories.

- Inaccurately maps the West Campus planning area
- Describes SP-3 Air Force Village West as ‘Industrial Residential’. It is R-10 and R-20 residential density land uses.
- Describe SP-6 US Vets as ‘Industrial Residential’. It is institutional residential.
- General Plan Land-use Map designations do not include existing settlement agreement obligations or conservation easements already in place and should not be relied upon for unzoned areas. For example, the swath of Office north Van Buren is in a conservation easement and run by Rivers and Lands Conservancy - it should be open space.

- Omits the under consideration GP 21-01, SP-9, and ZC 21-01 under consideration at Public Hearing May 12th, 2025[2] for over 880 acres.



Draft March Area Plan - Attachment E

- Page numbering is inaccurate throughout
- No upfront Vision Summary
- LU 2.1(a, g) - Should also include RCTC Transit Oriented Communities Strategic Plan[3] - this area has the only current MetroLink station outside of a city in the County and requires residential development in its catchment area to maximize its potential ridership
- LU 2.1(h) - This area was just designated a Very High Fire Hazard Severity Zone[4] - please prevent inappropriate development that are ignition sources.

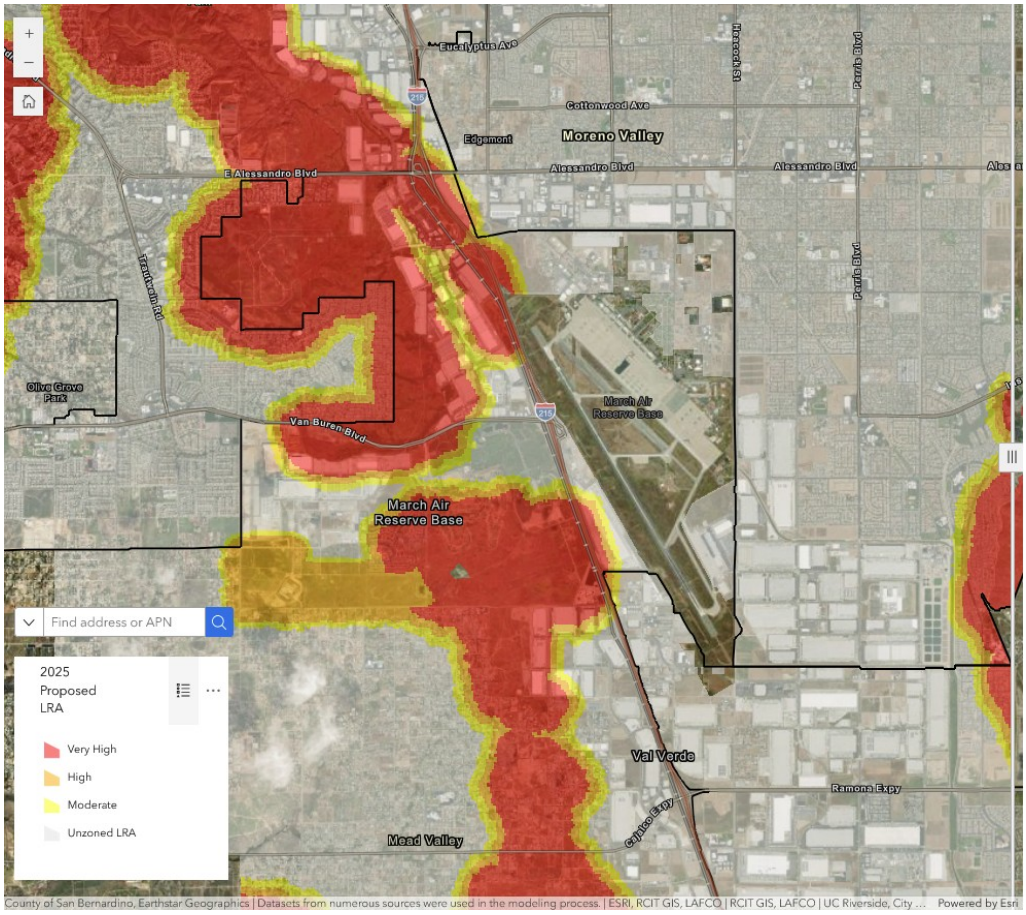
[2] https://marchjpa.com/wp-content/uploads/2025/05/05-12-2025-JPC-Packet.pdf
[3] https://www.rctc.org/transit-oriented-communities-strategic-plan/
[4] https://www.rvcfire.org/our-departments/fire-marshal/FHSZ-map

- P. 8 - March Area Plan - Guiding Principles - who is deciding these are the principles for this area? There has been no community outreach or engagement, so how were these decided?
- P.9 Land Use Plan - Table 1- Land Use Designation doesn't match the actual buildout and description of the Plan land uses.
    - There are no Aviation uses within the plan
    - There are no Cemetery or Cemetery expansion uses
    - The 'Office' land-use is a conservation easement entered into in 2015 with Rivers and Lands Conservancy.
    - There are approximately 800 acres of conservation and conservation easement areas, which are currently not demarcated in the land-use plan because the MJPA didn't update the General Plan. Please incorporate these areas into a new March Area Plan.
    - There is no 'Water' land use
    - There is no such thing as 'Industrial Residential'. There is institutional residential (US Vets) and standard 55+ residential (SP-3, Air Force Village West).
    - There is no 'Recreation' land-use but there is a Parks/Residential/Open Space category. Please define it accurately.
- P. 11 - Table 2 summary of land use - this acreage is the general plan land-use designation, but is not accurate as to the allowed and constraints on the land use.
- March Area Plan - the March Area Plan fails to identify existing Settlement Agreements constraining land-use within the March Planning area entered into in 2003 (CAREE/CCAEJ)[5] and 2012 (Center for Biological Diversity/San Bernardino Valley Audobon Society)[6]. These agreements are important to include for reference on the allowed land uses.

Attachment F - Exhibits

- Figure 5 - Circulation Element is missing almost all the roads within the planning area.
- Figure 6 - Trails - There are many trails within the West Campus not shown, but they are available for reference within the 2012 CBD settlement agreement
- Figure 8 - Fire hazard - this map is out of date - most of the planning area is now Very High FHSZ. See screenshot of new Local Responsibility Area designations from March 25, 2025 taken from the Riverside County Fire Department Office of the Fire Marshall[7].

[5] https://marchjpa.com/wp-content/uploads/2024/05/S-2.-CAREE-CCAEJ-Settlement-Agreement.pdf
[6] https://marchjpa.com/wp-content/uploads/2024/05/S-1.-2012-CBD-Settlement-Agreement.pdf
[7] https://www.rvcfire.org/our-departments/fire-marshal/FHSZ-map



Sincerely,

Jennifer Larratt-Smith - Chair
Mike McCarthy - Vice-Chair

R-NOW

From: Jessica McDermott <jess.colleen.mcd@gmail.com>
Sent: Friday, June 6, 2025 9:48 AM
To: Supervisor Medina - 1st District <district1@RIVCO.ORG>; Office of 2nd District Supervisor <District2@rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District 5 <District5@rivco.org>; Clerk of the Board <COB@RIVCO.ORG>
Subject: Public Comment for Agenda Item 23.2 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear County Board of Supervisors and Clerk,

With the transfer of land use authority for lands surrounding the March ARB from the March JPA to the County of Riverside comes new responsibility and obligations. As a resident who has been engaged with the business surrounding the March JPA for more than three years, I am especially concerned about this transfer and the pitfalls it might create for local residents.

Now that the responsibility for this area transfers to the County, I request that the County commit in writing to:

1) update the land use plan for unentitled/unzoned areas of the March Planning area by the end of the 2025 calendar year; and

2) have a formal community engagement plan for the process, including at least one public meeting where community stakeholders such as R-NOW, CAREE, CCAEJ, the Sierra Club, Green Acres, Westmont Village, and U.S. Vets are invited to give input regarding the zoning and uses for undeveloped lands transferred from the MJPA to the County.

The land use planning maps you are adopting from the March JPA are from 1999 and do not account for existing conditions, such as settlement agreements (2003 CAREE/CCAEJ, 2012 Center for Biological Diversity). Riverside County (and the world around us) is fundamentally different from what it was 26 years ago, and the March Area Plan ought to reflect these changes.

As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I am ready and eager to engage with the County on updating the land use plan, which will impact my neighborhood for decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that was unanimously rejected by the MJPA Commission in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Jessica McDermott
92506

ORDINANCE JPA 24-01

AN ORDINANCE OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN AMENDMENT TO THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN, SP6 (SP-6, A1)

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, on November 16, 2011, the March Joint Powers Commission considered and adopted Ordinance JPA 11-05, approving the U.S. Vets Transitional Housing Program Specific Plan (SP-6), to develop a 323 unit, 401 bed, transitional and permanent supportive housing campus for homeless veterans on a 7.75-acre property located at 15305 6th Street within the March JPA Planning Area in unincorporated Riverside County, California; and

WHEREAS, on February 14, 2023, the United States Veterans Housing Corporation (the "Applicant"), submitted an application to amend Specific Plan SP-6, in order to develop a two-story, 24-unit transitional housing building and 44-permanent supportive housing units, on the remaining 3.05 acres of the March Veterans Village Campus, located at the southeast corner of N Street and 4th Street; and

WHEREAS, the proposed modifications include Amend/update SP-6 to include the proposed housing and unit types and corresponding updates to text, exhibits/figures, appendices, including, but not limited to, unit and building square footages, number of units, landscape, parking, site circulation; and

WHEREAS, Plot Plan Amendment #1 (PP 10-01, A1), and this Specific Plan No. 6, Amendment #1 (SP-6, A1) 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.), on November 2, 2011, the March Joint Powers Commission considered and adopted Resolution JPA 11-36, Adopting a CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH #2008071021); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), on February 14, 2024, the March Joint Powers Commission considered and adopted Resolution JPA 24-01, Adopting a second CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH #2008071021); and

WHEREAS, on February 14, 2024, the Commission conducted a duly-noticed public hearing in accordance with Government Code section 65453 and 65355 on Specific Plan Amendment (SP-6, A1), at which time all persons wishing to testify in connection with Specific Plan Amendment (SP-6, A1) were heard and Specific Plan Amendment (SP-6, A1) was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance 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 or fact.

SECTION 2. Compliance with the California Environmental Quality Act. As documents in Resolution JPA 24-01, the Commission has considered and certified a CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH #2008071021), including Specific Plan Amendment #1 (SP-6, A1), 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 CEQA Addendum, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on Specific Plan Amendment #1 (SP-6, A1),

SECTION 3. Findings for Specific Plan Amendment. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, pursuant to Section 9.13.080, Adoption/Amendment Procedure, and Section 9.13.090, General Plan Consistency, of the March JPA Development Code and Section 65454 of the Government Code, the Commission finds that Specific Plan Amendment #1 (SP-6, A1) is consistent with the March JPA General Plan and will systematically implement the goals and objectives of the General Plan. Moreover, the Commission hereby makes the following specific findings in accordance with state law and the March JPA Development Code:

A. Specific Plan Amendment #1 (SP-6, A1) is in conformance with the General Plan for the reasons set forth in Appendix B, General Plan Consistency Statement, of the U.S. Veterans Transitional Specific Plan. Appendix B is organized by General Plan Elements including Land Use, Transportation, Noise/Air Quality, Housing, Resources Management and Safety/Risk Management, and states the corresponding General Plan goals, followed by a consistency statement highlighting the provisions included in the Specific Plan that support each goal in the March JPA General Plan.

B. Specific Plan Amendment #1 (SP-6, A1) is consistent with the purpose and intent of the March JPA Development Code because Specific Plan Amendment #1 (SP-6, A1) complies with Chapter 9.13 (Specific Plans) of the March JPA Development Code including but not limited to requirements listed in Section 9.13.050, Specific Plan Requirements, and the design standards outlined in Section 9.13.060, Minimum Design Standards.

C. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that Specific Plan Amendment #1 (SP-6, A1), is in the public interest because it will provide for the efficient development of the March Veterans Village Campus of the U.S Veterans Transitional Program Specific Plan as a safe, efficient and comprehensive institutional residential campus for homeless veterans and their families.

SECTION 4. Adoption of Specific Plan Amendment. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission hereby adopts Specific Plan Amendment #1 (SP-6, A1) in substantially the form attached hereto as Exhibit "A", which is incorporated by this reference.

SECTION 5. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provisions of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

SECTION 6. Publication. The Chair of the Commission shall sign this Ordinance and the Clerk of the Commission shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the Press Enterprise, a newspaper published and circulated within the boundaries of the March JPA.

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. Effectiveness. This Ordinance shall be effective thirty (30) days after its adoption.

INTRODUCED on the 14th day of February, 2024.

PASSED, APPROVED, and ADOPTED this 13th day of March, 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 Ordinance JPA 24-01 was duly introduced on February 14, 2024, and adopted by the Joint Powers Commission at its regularly scheduled meeting on March 13, 2024.

Ayes:	Perry, Jeffries (2 votes), Conder, Rogers (2 votes), Delgado (2 votes)
Noes:	None.
Abstain:	None.
Absent:	Gutierrez, Vargas, Cabrera

Dated: March 13, 2024

Cindy Camargo, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

U.S. Vets Transitional Program Specific Plan
Specific Plan Amendment #1 (SP-6, A1)

U.S. VETS TRANSITIONAL PROGRAM SPECIFIC PLAN (SP-6)

NOVEMBER 2011



U.S. VETS
UNITED STATES VETERANS INITIATIVE

Amendment 1
February 2024

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Chapter 1.0 Introduction

PROJECT SUMMARY

Section 1.1 Background of the Specific Plan

The U.S. Vets Initiative Transitional Program is located within the limits of the adopted March LifeCare Campus Specific Plan (SP-7) and certified Program Environmental Impact Report (SCH#2008071021) that were approved by the March Joint Powers Commission in November of 2009, as well as the March LifeCare Campus Specific Plan Amendment (SP-7) and certified EIR Addendum that were adopted in August of 2011. The adopted SP-7 and certified environmental documents described and analyzed a 236 gross acre campus setting for hospitals, educational programs, research laboratories, medical office buildings, healthcare related uses and support services. The Specific Plan and EIR further analyzed the relocation of existing homeless shelters, Path of Life and the U.S. Veterans' Transitional Program, within the boundaries of the Specific Plan Area. The relocation of existing homeless shelters from the southwest corner of Meyer Drive and 6th Street, to March Joint Powers Authority (JPA) retained parcels southerly of N Street and westerly of 6th Street, helps facilitate the development of an integrated and comprehensive healthcare campus along Meyer Drive.

The U.S. Vets relocation and expansion Project would have represented the first implementing project pursuant to the adopted March LifeCare Campus. However, because the Project introduces a larger and more comprehensive design for the existing U.S. Vets Program than originally anticipated in the March LifeCare Campus, it was necessary to separate the Project from the whole of the March LifeCare Development which focuses on the development of healthcare related uses. The Proposed Project is to relocate and expand the existing U.S. Veterans' Transitional Program, and adopt a standalone Specific Plan for the new development that will create regulations and programs necessary for the successful operation of a comprehensive transitional program for homeless veterans.

Pursuant to the naming standard for specific plan set forth in JPA Development Code Section 9.13.40, the proposed Specific Plan Amendment is designated SP-6 and affects 7.75 acres of JPA owned parcels located south of N Street and west of 6th Street.

Section 1.2 Project Description

The United States Veterans Initiative (U.S. Vets) is the largest non-profit organization in the country dedicated to providing comprehensive services to homeless U.S. military veterans. Since 2003, the existing U.S. Vets facility at the March JPA has served veterans within the western Riverside County region by providing housing, educational and job training services.

Currently, the U.S. Vets Initiative operates a transitional housing program at 15106 6th

Street and 15125 6th Street. The U.S. Vets Initiative would like to relocate and expand the existing U.S. Vets Program to a 7.75 acre site located less than 1,200 feet south of the existing Program site. The new site will accommodate a ~~401~~ 283 bed, 222 unit, transitional and permanent supportive housing center for homeless US veterans.

DRAFT

Chapter 2.0 Specific Plan

Section 2.1 Executive Summary

US VETS (United States Veterans Initiative) is proposing a 401283 bed, 222 unit, transitional and permenantpermanent supportive housing center for homeless Veterans to be called March Veterans Village and located on 7.7533 acres within the March LifeCare Campus Specific Plan in Riverside County. The proposed development would be a closed campus intended for use by residents, staff, program participants, and authorized guests only. The site is bound by 6th, N and 4th streets and borders a community center to the south operated by the City of Moreno Valley. The net buildable area will be approximately 5.84 acres based on the project setbacks as noted in the Specific Plan. The proposed development would result in the abandonment of 5th Street during the second phase of the Project. The site is designated as Mixed Use Zone under the Specific Plan. The Project is allowed under the existing SP-7 zoning designation. Because of the specialized nature of the Project, however, the Project site will be rezoned to SP-6 in order to apply provisions and regulations within this document to the U.S. Vets Project site alone and not to the whole of the SP-7 project area.

Section 2.2 Development and Phasing Program

Housing Composition and Program

Three Two veteran housing programs comprise this 323 222 unit, 401 283 bed project, which is designed to serve former military men and womenmembers in need of transitional housing, as well as health and mental services. The project will be constructed in three three phases: (see also , as shown in Appendix L – Phasing Exhibits.)

Table 1. PHASE I) – Building & Unit Count

Type	Bldg. Qty.	Beds	Units	Area (SF)	Bed/Unit
Efficiency Building (B2)	1	143	107	61,278	1.3
Family Building (B1)	1	27	21	23,404	1.3
TOTAL	2	170	128	84,682	1.3

Type	Bldg. Qty.	Beds	Units	Area (SF)	Bed/Unit
(B1)	1		16	23,349	
(B2)	1	116	116	60,969	1.0
(B3)	1	38	22	41,710	1.7
TOTAL	3		154	126,028	1.

During Phase I of the Project the B2 building will implement Program Bed units that are designed to accommodate more than one bed per unit. Prior to the completion of Phase II development, these Program Bed units will be converted to Efficiency Bed

~~units which will accommodate one bed for each unit. No more than 3 Program Units within the B2 building will be converted into community spaces such as classrooms, counseling rooms or office spaces. Please refer to Table 2 below for a total bed and unit count for Building B2 during Phase II of the Project. During Phase II of the Project, 44 buildings including a new 24-unit Multifamily Building (Building B4) and 44 single-unit Comfort Homes (Buildings B5) will be constructed.~~

~~**Table 2. PHASE II – Building & Unit Count**~~

~~Type~~	~~Bldg. Qty.~~	~~Beds~~	~~Units~~	~~Area (SF)~~	~~Bed/Unit~~
~~(B4)~~	~~1~~	~~24~~	~~24~~	~~11,~~	~~1.0~~
~~(B5)~~	~~44~~	~~44~~	~~44~~	~~22,~~	~~1.0~~
~~TOTAL~~	~~45~~	~~68~~	~~68~~		~~1.0~~

~~**TOTAL – Building & Unit Count (Phases I and II)**~~

Type	Bldg. Qty.	Beds	Units	Area (SF)	Bed/Unit
Transitional Housing **(B1)**	1	61	16	23,349	3.8
Permanent Supportive Housing **(B2)**	1	116	116	60,969	1.0
Permanent Supportive Housing **(B3)**	1	38	22	41,710	1.7
Transitional **(B4)**	1	24	24	11,850	1.0
Permanent Supportive Housing (Comfort Homes) **(B5)**	44	44	44	22,150	1.0
TOTAL	**48**	**283**	**222**	**160,028**	**1.1**

There will be ~~three~~ two primary types of housing programs within this project:

1. **Permanent Supportive Housing**

   ~~116 beds,~~ 116 studio-style- units (with 116 beds in total) categorized as Permanent Supportive Housing will serve single veterans and families. Each of these units consists of a sleeping area, kitchenette and bathroom in an approximately 370 SF unit. These units are located in ~~the Permanent Supportive Housing Building~~ (Building B2).

   ~~38 beds,~~ 22 one and two bedroom -units (with 38 beds total) categorized as Permanent Supportive Housing will serve single veterans and families. Each of these units consist of 16 two-bedroom units (2 beds per room in a two room, approximately ~~734~~831 SF unit with private bathroom and a one room 374 SF unit with private bathroom) and 6 one-bedroom units (approximately 640 SF each).

At project completion. Each of these units includes a private bathroom. These units ~~will be~~ are located ~~only~~ in ~~the Administration Building (~~Building B3~~)~~.

~~44-beds, 44-units, or~~ individual "Comfort Homes" (with 44 beds total), categorized as Permanent Supportive Housing units are proposed on the Campus and will serve single veterans and families. These individual "Comfort Homes" will be approximately 500 SF, and include a bedroom, bathroom, kitchen and living area. At this time, construction methods, either modular or stick built, depending upon cost and timing, is being considered. In addition, the architectural style and building color/materials will be compatible with the other Campus buildings. Primary access to these Comfort Homes (Building B5) will be off 4th Street, with additional access from 6th Street.

2. Transitional Housing

24 studio-style units (with 24 beds total) categorized as Transitional Housing will serve single veterans and families. Each of these units will be studio apartments (approximately 375 SF each). The Building will also have administrative offices, computer room, laundry facility and community space. This building will be similar to Building 1, in terms of architecture and operations. These units are located in Building B4.

~~61-beds,~~ 16 one and two bedroom-units (with 61 bedes total) categorized as Transitional Housing will serve single veterans and families. Each of these units will consist of 15 two-bedroom units (approximately ~~710~~885710 SF each) and 1 one -bedroom unit (approximately ~~560~~609560 SF). Each of these units includes one bathroom, galley kitchen and living area. ~~The two bedroom unit is 885 SF and the one bedroom unit is 609 SF.~~ These units are located in ~~the Family Building (~~Building B1~~)~~.

~~24 beds, 24-units categorized as Transitional Housing will serve single veterans and families. Each of these units will be studio apartments (approximately 375 SF each). The Building will also have administrative offices, computer room, laundry facility and community space. This building will be similar to Building 1, in terms of architecture and operations. The Transitional Housing Building SF is approximately 11,850 SF. Access to this Building (Building B4) will be off of 6th Street, but mainly from 4th Street.~~

The program housing will be supported by facilities housing operational staff, administration staff, property management personnel as well as career counselors and case workers. ~~. It is envisioned that the dining room, kitchen and multi-purpose room will be situated in a standalone 1-1/2 story building (Multi-purpose Building).~~ The remaining support functions will be located on the first floor of ~~a~~the 3-story B~~b~~uilding 3

(Administration Building) which will house the VIP program units. These two buildings will be constructed in the second phase. Additional offices as well as a dining and kitchen area will be provided in the Efficiency Building in the first phase of construction. No commercial or retail uses are permitted within this development.

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Section 2.3 Infrastructure

Development of the Specific Plan will require the extension of existing infrastructure and services, and construction of new infrastructure, including:

□ Street Improvements. The public roadways (N Street, 4th Street, and 6th Street) will be improved during the development of the Specific Plan. The private road infrastructure within the Specific Plan will be designed to achieve efficient and safe access to and from individual buildings as detailed site planning for the Specific Plan occurs.

□ Water Distribution Facility Improvements. All existing pipeline within the Specific Plan will be replaced.

□ Sewer Collection Facility Improvements. The Project site is adequately serviced through an existing 10 inch sewer pipeline that currently bisects the Project site.

□ Storm Drain Improvements. The Specific Plan design will use a series of best management practices to reduce storm flows and minimize impacts to downstream drainage areas.

□ Utilities. A backbone electrical conduit system will be installed in the right-of-way of what is now 5th St. A gas main and meters will be installed to serve each building in the Specific Plan area.

□ Other Public Services such as Police and Fire. The Riverside County Sheriff's Department will continue to provide police services to the Specific Plan area. The Riverside County Fire Department will continue to provide Fire Marshall Services to the Specific Plan area.

Section 2.4 Open Space Facilities

An important consideration for the quality of a campus setting is the quality of its open space areas. The Specific Plan supports the ninth goal of the March Joint Powers Authority (MJPA General Plan, 1999, Page 5-14) General Plan Resource Management Element, which states that development should,

"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 recreational use, as well as visual and physical relief from urban development."

The Specific Plan will provide open space throughout the development with courtyards, parkways and a tot lot that are incorporated into building layout and campus design. Where provided, open space is intended for use by residents, staff, program participants, and authorized guests; open space is not intended to be publicly-

accessible. The campus design for this Project is to be a welcoming, easy-to-navigate community dedicated to service delivery, education, and job training. It is the intent of this Specific Plan to provide the land use, infrastructure, design plans, regulations, and guidelines needed to facilitate development of an integrated ~~transitional housing~~ campus setting for recovering/homeless U.S. veterans.

The Specific Plan guides the design, building, and operation of the U.S. Vets Initiative to enable environmental and social responsibility, and a healthy and prosperous environment that improves quality of life. The Specific Plan provides text and exhibits describing the proposed campus, including:

- Defining the uses, amenities, and pattern of development that will be provided to create an integrated transitional housing campus.

- Providing for the convenient and safe movement of private and transit vehicles, pedestrians, and bicycles within the campus.

- Establishing 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.

- Providing 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.

- Providing detailed development regulations for the community.

- Defining implementation programs for the development of the Specific Plan area.

The Specific Plan, when adopted, will serve as:

(1) a tool for the March JPA to implement the provisions of its General Plan as it applies to the site, and

(2) the zoning for the campus. The Specific Plan's development, performance, and design standards will govern future development of the Project 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.

Section 2.5 Specific Plan Location

The approximately 7.8-acre Specific Plan area is situated east of Interstate 215 (I-215), southerly of the March LifeCare Campus Specific Plan. The site is adjacent to the City of Moreno Valley to the south, and is bounded by "N" Street to the north, 4th Street to

the west, City of Moreno Valley to the south, and 6th Street to the east. A legal description of the Specific Plan Boundary is included in Appendix A.

Major regional freeways provide convenient access to the Specific Plan area. Cactus Avenue provides direct access to I-215, located approximately 1.7 miles west of the Specific Plan site. State Route 60 (SR-60) is located approximately 2.2 miles north of the Specific Plan site, and can be directly accessed from Heacock Avenue and Cactus Avenue. Figure 1-1 shows the regional location of the Specific Plan.

Section 2.6 Existing Setting

2.6.1 Existing General Plan and Zoning

The current General Plan designation for the Project site is SP-7 ~~(Medical Campus)~~, which the Project will amend the General Plan designation for the Project site to SP-6. The Project designation of SP-6 is consistent with and complimentary to existing and future surrounding land uses. Surrounding land uses include the March LifeCare Campus Specific Plan to the north. Park, recreation, and open space land uses in the City of Moreno Valley border the Specific Plan to the west and south. The Project site is zoned Specific Plan (SP) and the proposed Project will maintain the same zoning of SP. A Zoning Consistency Chart is included in Appendix B. A General Plan Consistency Statement is included in Appendix C.

2.6.2 Existing Land Uses

The proposed 7.75 acre site is currently occupied by an abandoned restaurant and an abandoned military housing building. The site is bounded by existing City of Moreno Valley Park Facilities to the south including two buildings, abandoned tennis courts to the west, an active commissary to the northwest, abandoned military structures to the north and an existing structure that is proposed for a future homeless shelter to the east. The site is within Zone D (un-mapped area) of the FEMA Flood Insurance Rate Map 06065C0765G, dated August 28, 2008 and within the RCFCD Perris Valley Area Drainage Plan. The site consists of three existing parcels (B-942a, B-942b and K-5D B940) divided by the existing 5th Street right of way. The Project proposes to vacate the 5th Street right of way, and dedicate easements through the site for any utilities that remain in the 5th street alignment.

Sanitary Sewer and Domestic Water facilities are provided by Western Municipal Water District. A military base exchange and a vacant warehouse building are located directly north of the Specific Plan area, and a military commissary facility is located directly northeasterly of the Project. Former Marine dormitories are located east of the Project site; these dormitories will be used for the relocation of the Homeless Path of Life Program that is currently located near the intersection of Meyer Drive and Riverside Drive.

The Specific Plan rehabilitates a former developed portion of March Air Force Base in an urban area with existing infrastructure. This effective reuse helps reduce pressure on surrounding undeveloped land and water resources, and improves current storm water management with upgrades.

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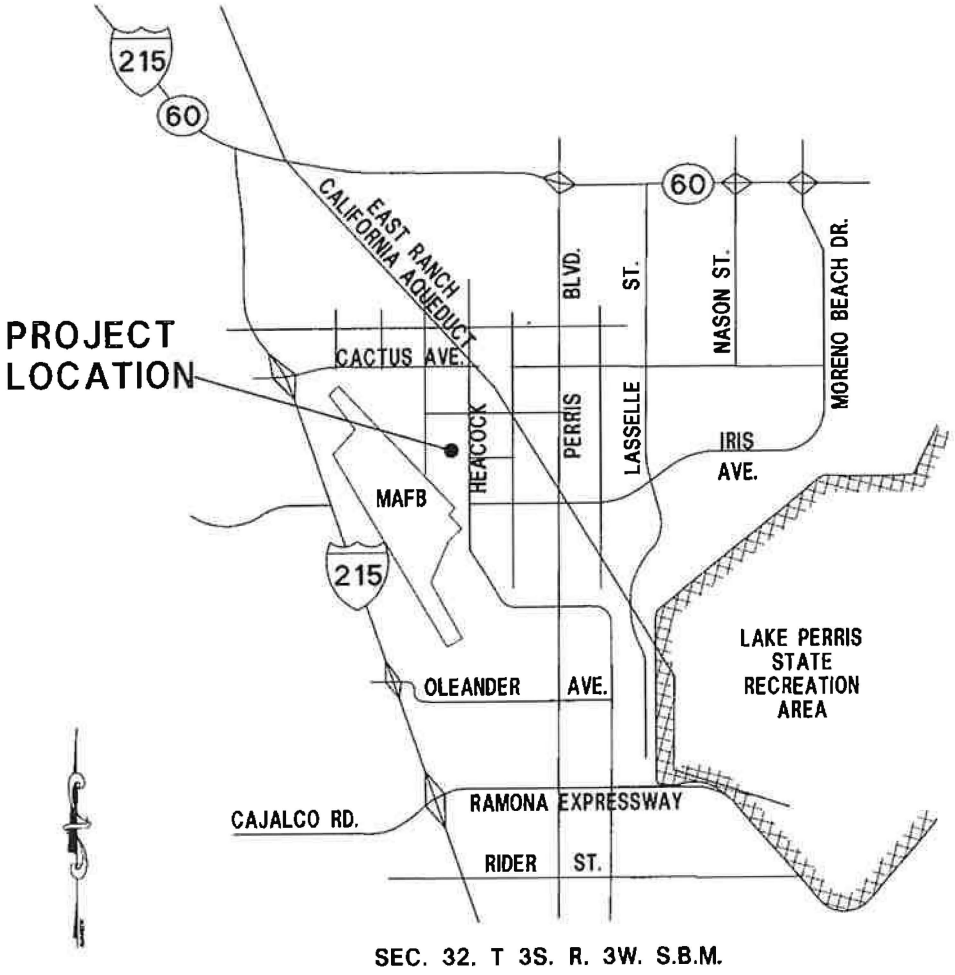
Figure 1-1 Regional and Vicinity Map



Section 2.7 Existing Infrastructure and Services

2.7.1 Existing Circulation

The Specific Plan is currently accessed from Riverside Drive, Meyer Drive, N Street, and 6th Street. Riverside Drive is a four-to-six lane roadway which generally runs in a north to south direction. Meyer Drive is a two-to-four lane roadway that runs in a east to west direction. N Street borders the Specific Plan area to the north and is currently a two lane roadway running in an east to west direction. 6th Street borders the eastern edge of the Specific Plan area and is currently a two lane roadway which generally runs in a north to south direction.

The Specific Plan area is currently served by the Riverside Transit Agency (RTA), which operates bus service throughout Riverside County. The area is served by the following route:

- Route 11 - Alessandro & Frederick to the Former March Air Force Base, runs to/from the Former March Air Force Base Main Gate at Ellsworth Street through the March JPA with a single stop at Meyer Drive at 6th Street, runs to the Moreno Valley Mall. RTA also provides Dial-A-Ride service for seniors and the disabled. This is an advanced reservation curb-to-curb service for those who live within 0.5 miles of a fixed bus route. All local roadways providing access to the Specific Plan currently have sidewalks along frontage where development has occurred. The Route connects to the City of Riverside Downtown Terminal, where transfers can be made to other Riverside bus routes, as well as to Omnitrans, which provides service to the 4th Street Transit Mall in San Bernardino. A stop at the Marketplace Station provides transfers to Metrolink and Amtrak service.

The Project will install a new bus route, with furniture and signs for bus users, between 4th and 6th Streets at N Street. A final location will be determined by RTA at final project design.

2.7.2 Existing Water Distribution Facilities

The Specific Plan and the March JPA planning area are within the boundaries of Western Municipal Water District (WMWD). In the March JPA planning area there are approximately 60 miles of water line varying between 2 to 16 inches in diameter. The WMWD supplies potable water through an existing 14 inch diameter pipeline under I-215 to supply their entire service area east of the interstate.

2.7.3 Existing Sewer Facilities

The Specific Plan is within the WMWD service area for sewer. A 15 inch gravity line currently serves as the major conduit for the Specific Plan area. The gravity line is located in 6th Street. Additionally, there is an existing 10 inch line in 5th Street that provides the capacity for service to the Specific Plan area.

2.7.4 Existing Reclaimed Water Facilities

The Specific Plan area is not currently supplied with reclaimed water; however, irrigation lines will be ~~plummed~~plumbed for reclaimed water in anticipation of future facilities planned within WMWD's water master plans for the region.

2.7.5 Existing Storm Drain Facilities

There are currently no existing underground storm drain facilities within the vicinity of the Project site. The existing surface sheet flows drain from the north to the south and are collected by the existing concrete trapezoidal channel just south of Z Street on Air force Base property. Z Street then flows into Heacock Channel, an existing unimproved earthen channel that conveys storm water generated from the Sunnymead Watershed.

The Heacock Channel runs north to south along the west side of Heacock Street and accepts flows from Sunnymead Channel and Cactus Channel. The Heacock Channel is undersized, not regularly maintained and vegetated with eroded banks; its conveyance capacity is inadequate. Under current conditions, storm flows overtop the banks and sheet flow into Heacock Street and in some conditions, areas surrounding the Project site.

In September 2006, the Riverside County Flood Control and Water Conservation District (RCFCWCD) prepared hydrology and hydraulic reports to address the flooding impacts from the Heacock channel within the March Air Reserve Base. These studies as well as a site specific hydrology study were used to establish the hydrology and depth of flooding for pre-design of the drainage for the Specific Plan.

With respect to flooding, the results of the hydraulic models prepared by the RCFCWCD for the study area confirmed that Heacock channel have minimal capacity and flows overtop both channels and inundate much of area around the site. Depth of flooding for the 100-year storm event varies between 0.1 inches and 1.5 feet for most of the Specific Plan area. Some areas along and including the existing channels are flooded up to 2.5 feet and above.

2.7.6 Existing Utilities

Underground and overhead electric systems currently exist within the site boundaries. Southern California Edison Company currently has a 12 kilovolt (kV) overhead circuit along the east side of 5th Street that transitions to underground just south of N street. Underground electric extensions from the overhead line supply electricity to two pad mounted transformers that connect to the vacant dormitory.

The Southern California Gas Company currently has an underground gas main line along the south side of N Street that turns south and runs along the east side of 5th Street through the site. Two gas service lines extend from this main line to serve two meters on the existing buildings. Existing gas lines do not have capacity and a new gas main line will be required in 6th Street to a point of connection on Meyer west of Heacock.

Existing overhead telephone lines currently extend from the south along the east side of 5th Street and stop approximately 150 feet south of N street. Existing overhead Time Warner Cable lines run along the south side of N street and then turn south along the west side of 5th Street for approximately 300 feet. The overhead lines then cross over to the east side of 5th Street and continue south through the site. Existing phone lines do not meet requirements and a new phone main line will be required in 6th Street to a point of connection on Meyer east of 6th Street.

2.7.7 Existing Solid Waste Services

Solid waste generated by uses within the vicinity of the Specific Plan area, including the existing U.S. Vets facility, is currently disposed of through contracts with the County of Riverside Waste Management.

2.7.8 Other Public Services

Law enforcement services in the March JPA planning area fall under the Riverside County Sheriff's Department. Sheriff substations are located within the cities of Moreno Valley, Riverside, and Perris.

Fire Marshall Services to the Project site fall under the jurisdiction of the Riverside County Fire Department via the Moreno Valley Fire Department. Additionally, in the event of emergencies, fire protection services are also provided through a mutual aid agreement between local cities, the County of Riverside and the March Air Reserve Base Fire Departments.

The Riverside County Free Library, the City of Moreno Valley, and the Public Library of the City of Riverside provide library services to the March JPA planning area.

Chapter 3.0 Campus Vision

Section 3.1 Overview

The Specific Plan will provide services to U.S. veterans in southwestern Riverside County, an area that is currently underserved by veteran services.

The Specific Plan is intended to consist of up to ~~three~~ two main types of ~~transitional~~ housing including Transitional Housing and Permanent Supportive Housing; ~~a drug and alcohol rehabilitation center; classrooms; a cafeteria;~~ a multipurpose room and recreation facilities. The Specific Plan will provide institutional residential settings for veterans as well as families who either ~~can not~~cannot or choose not to live in traditional housing due to the need for special services.

The Specific Plan will provide a campus setting that focuses on a pedestrian oriented design. Parking associated with the project will be provided with interior on-site parking spaces along the private streets, as well as off-site parking spaces along the public perimeter streets that are solely intended for residents' use. The off-campus parking design supports a more dense and walkable environment with greater open space opportunities.

Section 3.2 Guiding Principles

The following principles comprise the foundation upon which the Specific Plan is built. These principles address physical, economic, and environmental objectives, and frame a long-range vision for the campus.

The Project will provide for and support reuse of the former March Air Force Base consistent with the vision and intent of the March Air Force Base Master Reuse Plan and the March Air Force Base Redevelopment Plan. A key goal of the U.S. Vets Project is to provide for the reuse of lands within the former March Air Force Base that have been declared surplus and returned to civilian use. In addition to providing counseling and transitional housing services, the Specific Plan is designed to recapture economic development opportunities that were lost when base realignment occurred, by attracting quality programs and providing a substantial employment support base that will also strengthen economic opportunities for surrounding communities.

Achieve a campus atmosphere, which is defined by the following attributes:

- Abundant open space;
- Easily walkable with ample connectivity between all on-campus buildings;
- Conveniently placed campus amenities foster collegiality;

- Provide for the full range of service delivery and education for veterans of any age group as well as their families, if needed;

- The layout of uses within the campus shall provide for critical adjacencies by providing for convenient and easy movement between the various facilities a veteran might need to use within the course of a day;

- Architectural, site, and landscape design shall recognize the stressful conditions often present for veterans, staff, and visitors, and provide tranquil places of quiet and solitude, as well as places where children can play while visiting family members;

- Signage shall provide adequate direction so that navigation within the campus is made simple, even for first time visitors;

- Implement sustainable design. The U.S. Vets Transitional Housing Campus will provide not only counseling and transitional housing, but will contribute to a healthy environment by implementing sustainable programs in relation to building, landscape, and lighting design; water and energy conservation; re-use of materials; solid waste management; and air quality management. Sustainable design standards are included in the Specific Plan to direct the way buildings and the campus will be designed to engage environmental and social responsibilities, and create a healthy campus environment;

- Take advantage of access provided by available regional and local roadway systems. The Specific Plan is located in an area of the former March Air Reserve Base that provides ready access to the local and regional roadway network. Siting of the Specific Plan in this manner will facilitate access, reduce vehicle miles traveled within the region, and promote full use of facilities and services available under the Specific Plan;

- Internal circulation elements shall provide for safe and efficient movement for vehicles, pedestrians, and bicycles. The design of the Campus shall provide a comprehensive vehicular and non-vehicular transportation network that will facilitate safe, convenient, and efficient access to, from, and within all portions of the campus. The appearance and experience of using the circulation system shall enhance the campus image. The campus shall be accessible by both private vehicles and public transit. Vehicular entrances to the campus shall be distinctive. Pedestrian circulation areas within and around the campus shall be as easily navigable as vehicular circulation areas;

- Provide efficient emergency access. Access to emergency facilities shall be easily identifiable and navigable, designed for clarity of access and efficient movement;

- Provide adequate infrastructure to support planned activities;

- Protect public health and safety and ensure resident comfort and security. The location and design of buildings within the campus will protect the continued joint use of aviation facilities on the March Air Reserve Base, as well as ongoing operations at the Defense Media Center and neighboring Base Exchange and Commissary. In addition, necessary design measures to facilitate fire and police protection for uses within the campus and enhance the security of the campus for residents will be provided; and

- To ensure the provision of adequate infrastructure and parking, performance standards have been incorporated into the Specific Plan. The performance standards ensure that the development of infrastructure, streetscapes, pedestrian paths, and other amenities occur so that they are available for use by occupants of the campus buildings.

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CHAPTER 4. DEVELOPMENT PLAN

Section 4.1 Proposed Land Use

~~In order to develop an integrated, state-of-the art medical campus, the~~The Development Plan will accommodate the following land use on the campus:

- Institutional Residential

The Specific Plan provides for a broad range of complimentary care services for homeless U.S. veterans. A maximum of 285,000 square feet of building area will be permitted within the Specific Plan area.

Section 4.2 Institutional Residential

The Institutional Residential land use type is anticipated to accommodate residential care facilities and uses in a variety of footprints and densities. The residential care units will not be subdivided or sold as individual properties for residential uses; the entirety of the units will be under the ownership of the U.S. Veterans Initiative.

It is anticipated that the Institutional Residential land use type would accommodate the full range of residential care facilities, from licensed care facilities for recovering alcohol or drug users to independent living facilities for veterans that have graduated out of the first phase of their program and beginning to transition successfully into the workforce. Certain aspects of the Program are subject to state licensing requirements under the California Health and Safety Code, and the U.S. Vets Initiative is required to maintain all licensing requirements throughout the life of the Project.

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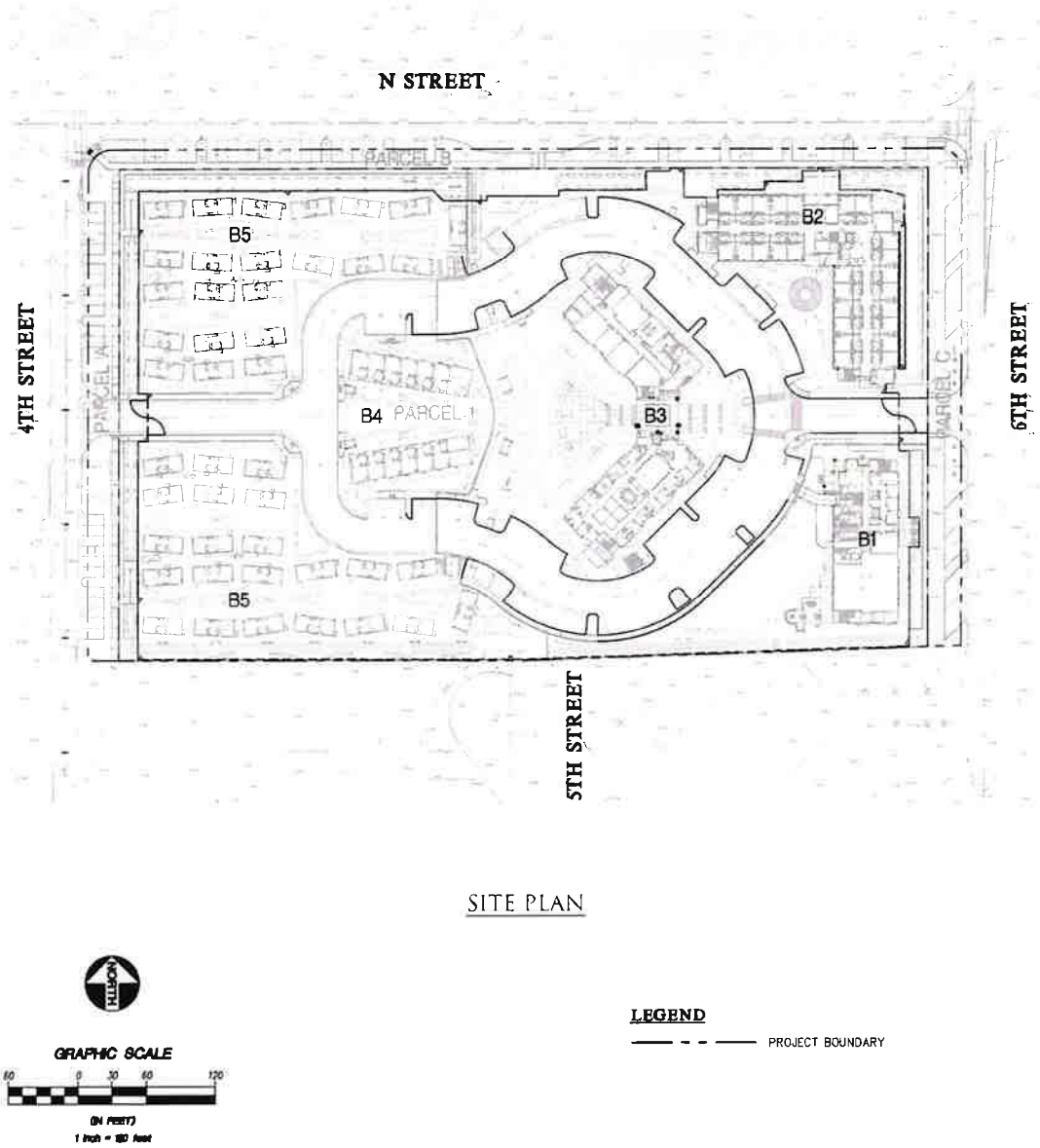
Figure 4-1 Site Plan



Section 4.3 Development Plan

The facility will be constructed to provide a linkage of open space, as conceptually shown in Figure 4-1. The use areas will be located in approximately this order, from the outside edges of the campus to the center:

- Parking
- Landscaped edge
- Buildings
- Landscaping
- Pedestrian circulation
- Street Parking
- Pedestrian circulation
- Campus Center and Open Space

Development of buildings adjacent to arterial streets shall incorporate setbacks and landscaped or architectural barriers to reduce received vehicular-source noise.

The building types for the ~~transitional~~ veterans housing facility are described with each of their intended uses below.

B1 – ~~Family Housing Building~~Transitional Housing
~~Three~~ Transitional Housing, ~~family housing buildings~~ will be provided at the Project site. This ~~Family~~ housing will allow a veteran to live with family while going through the transitional program. This component is important to the program as parenting and family relations are part of the curriculum offered by US Vets.

Each building will provide amenities for occupants such as elevators, laundry facilities, mail rooms, kitchenettes, offices for staff or resident advisors. To promote a sense a community within these facilities resident lounges will be provided.

B2 – ~~Efficiency Housing Building~~Permanent Supportive Housing
~~Three efficiency housing buildings will be provided at the Project site.~~ This Permanent Supportive Housing ~~Efficiency housing~~ is intended for singles or seniors that are in the later phases of the transitional program. These ~~are~~ individuals are gaining life and job skills and preparing for transition into the community. As with B1 ~~Family Housing~~Transitional Housing, each building will provide amenities for occupants such as elevators, laundry facilities, mail rooms, kitchenettes, offices for staff or resident advisors. To promote a sense a community within these facilities resident lounges will be provided.

B3 – Permanent Supportive Housing~~Support Services / VIP Building~~
This Permanent Supportive Housing~~The VIP building~~ will be V shaped in order to pay homage to the stealth fighter. This building will serve as the administration facility with

offices for staff, a reception area, conference and classrooms, storage rooms, and a large career training center. The ~~VIP~~ building will also house a fitness center and game room that can be used by residents.

B4 - Transitional Housing Building
This building will consist of 24-studio apartment units. The Building will also have administrative offices, computer room, laundry facility and community space. This building will be similar to Building 1, in terms of architecture and operations. Primary access to this will be off 4th Street, with additional access from 6th Street.

B5 – Permanent Supportive Housing "Comfort Homes"
Forty-four (44)-permanent supportive housing units. These individual "Comfort Homes", include a bedroom, bathroom, kitchen and living area. The architectural style and building color/materials will be compatible with the other Campus buildings. Primary access to this will be off 4th Street, with additional access from 6th Street.

~~The wings of the building will frame an outdoor amphitheater. The proposed building will mixed use in nature because the 2nd and 3rd floors are residential.~~

~~VIP stands for Veterans In Progress. VIP is the first step in the transitional program offered by US Vets. VIPs need the most counsel and staff support so living immediately above the administration facility is ideal. Individuals in this program live in dormitory style units. The wings of the building are designed to be somewhat separated from the other wing on the same floor, giving staff the ability to effectively and comfortably accommodate men and women VIPs on the same floor.~~

~~*B4 – Dining Room / Multi-Purpose Building*~~
~~The dining hall will be designed with a kitchen to prepare meals for the 400 bed facility plus staff and residents. The building will contain a 2,300 SF multi-purpose room that can be separated from the dining area via an accordion door. The multi-purpose room may be used for large gatherings and training opportunities.~~

Section 4.4 Sustainable Development Strategy

The Specific Plan incorporates standards from the Leadership in Energy and Environmental Design (LEED) campus criteria. The LEED rating system can be applied for new construction projects in a campus or multi-building setting where the buildings share amenities and common design features. The LEED rating system establishes performance goals in five environmental categories: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, and Indoor Environmental Quality. Additionally, a sixth category, Innovation & Design Process, addresses those environmental issues not included in the other categories. The majority of campus-specific opportunities to meet LEED standards arise in the Sustainable Sites, Water Efficiency, and Energy & Atmosphere categories. The Specific Plan includes sustainable practices that shall be incorporated into the overall campus development.

Initial Site Development within the Specific Plan Area will utilize incorporated site development standards consistent with the LEED Campus Design Criteria as identified in Appendix F of this Specific Plan.

These development standards and practices are generally applicable to the horizontal development phase of the Specific Plan site. Site preparation and development of infrastructure for the majority of the Specific Plan Area will be undertaken by a master developer. Subsequent vertical construction will be undertaken by purchasers of individual parcels. By requiring horizontal construction to be consistent with certain LEED Campus Design Criteria, as well as compliance with certain LEED Credit Prerequisites, individual developers can take credit for site development activities, which will assist individual developers meeting LEED criteria with subsequent developments. A complete checklist (Appendix F) is provided to guide future development seeking LEED certification.

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Section 4.5 Circulation

The Specific Plan circulation infrastructure will be designed to support efficient and safe vehicular and non-vehicular access to and from individual uses throughout the Specific Plan Area. The campus will contain features to facilitate alternative modes of transportation and handle parking capacity to reduce pollution and land development impacts of single occupancy vehicle use, including pedestrian pathways and linkages.

4.5.1 Entrances and Access

It is anticipated that the Specific Plan area will be connected to the existing circulation system through two major points of access (see Figure 4-2). The first will be located at 6th Street and the second will be located at 4th Street. Riverside Drive ultimately connects vehicular traffic from the Project site to Cactus Avenue while Meyer Drive connects traffic to Heacock Boulevard.

4.5.2 Roadway Proposed Improvements

At the buildout of the U.S. Vets Transitional Housing Program, the public roadways serving the Specific Plan area (4th, N and 6th Streets) will be improved by the developer for the project's half width requirements. 4th and 6th streets will be connected to a private internal circulation system with project entrances that will provide access to individual buildings and to parking within the campus.

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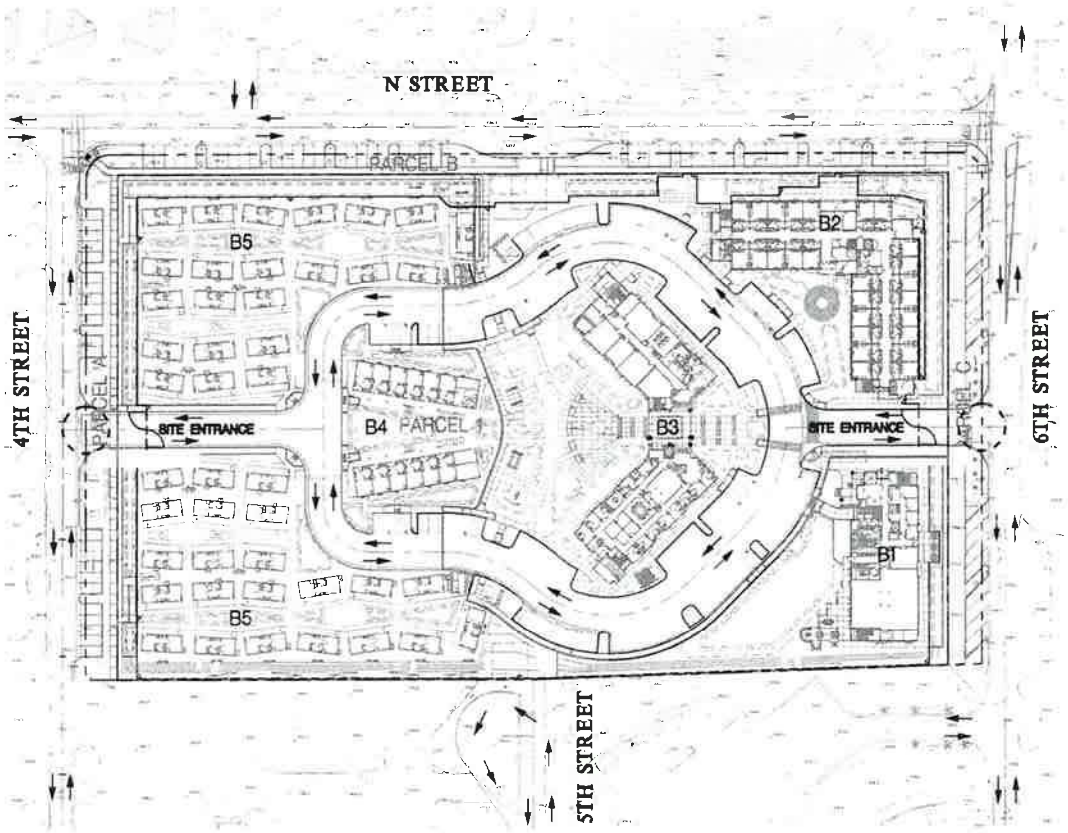
Figure 4 – 2 Circulation



4.5.3 Truck Routes

Truck routes within the Specific Plan area will be planned so as to limit the intrusion of trucks and associated vehicular noise within hospital grounds and institutional residential areas. Proposed truck routes will be identified as early as practicable and delineated on affected circulation plans.

4.5.4 Parking

Parking areas will be designed to provide adequate parking for users within the Specific Plan area. On-street parking will allow for a pedestrian oriented design within the campus. Street improvements along 4th Street, N Street and 6th Street will include the installation of on-street parking spaces for the Project, within the first phase of development. Because on-street parking would be within public right-of-ways the developer will establish a maintenance agreement with the MJPA for the designation and maintenance of parking spaces.

The parking concept supports limiting the amount of parking on-campus and providing a shared parking approach for all campus buildings. The campus design promotes preferential car and van pooling parking opportunities. Furthermore, the campus supports the use of pedestrian and bike facilities to access individual buildings on campus. The Project will assign a minimum of five percent of the total parking as preferred car and van pool spaces.

Lastly, the parking design has planned flexibility to allow opportunities that will reduce heat island effects. The parking design also allows for extensive shading of surface parking and plans for the efficient transition to space saving and shaded structured parking solutions. Specific parking spaces will be designated for expectant mothers, motorcycles, carpool vehicles, and ADA parking.

4.5.5 Transit

The Specific Plan area is ~~will be~~ located within 1/4 mile of at least one stop for public transit lines.

The following transit-related improvement will be provided, subject to approval by Riverside Transit Agency.

- Bus stop along N Street, including turn-outs, kiosks, and benches.

4.5.6 Non-Vehicular Circulation

The Specific Plan area is designed to encourage walking and biking. The parking program promotes walking and biking in the campus and is supported by the following features.

- A system of pedestrian linkages for residents, staff, program participants, and authorized guests which will provide convenient connections between buildings and parking while minimizing conflict with on-site vehicular circulation;

- Dedicated van/car pool spaces in locations convenient to main entrances to activity centers;

- Central information kiosks with maps showing locations of buildings, parking areas, bus routes and stops, pedestrian linkages, bikeways, and trails; and

- Requiring securable bicycle lockers and/or racks

All site plans submitted for development in the Specific Plan area will be required to contain a pedestrian path for residents, staff, program participants, and authorized guests -that extends across the parcel from edge to edge. The site plan will also have to identify the location at the edge of all adjacent parcels where the pedestrian linkage will continue into the adjacent parcel, and must follow the locations identified in the Plot Plan. Figure 4-3 is a schematic layout of the transit and non-vehicular circulation features.

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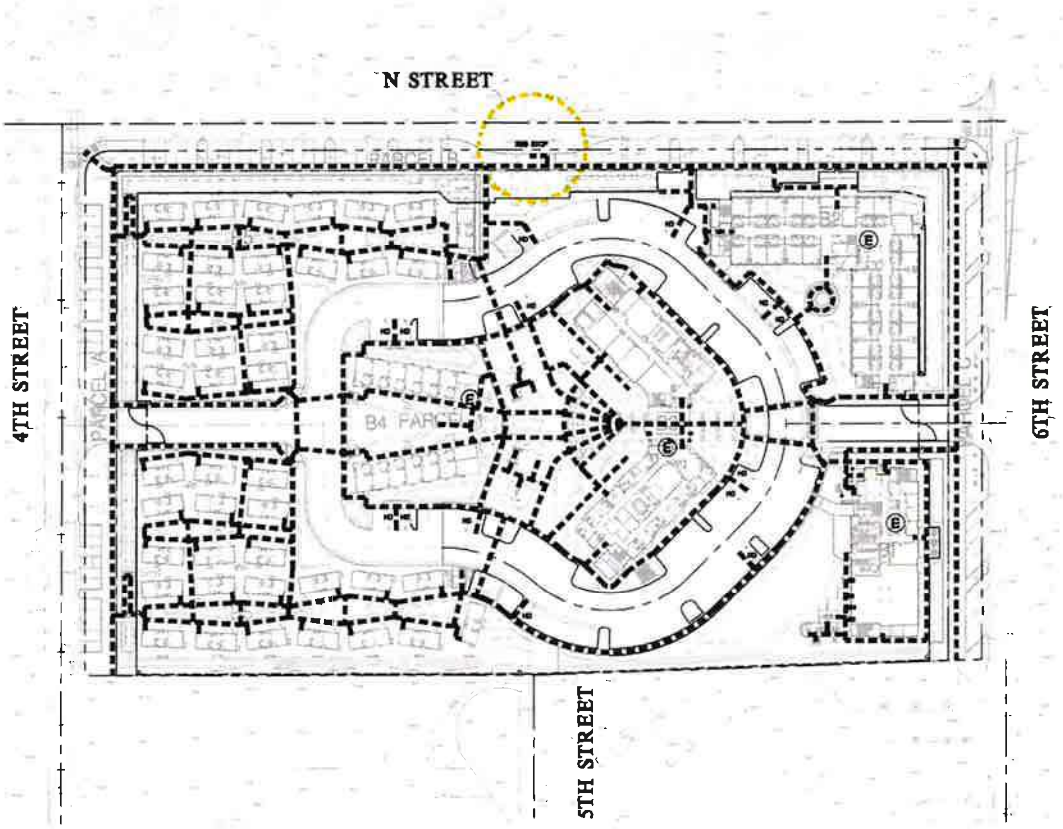
Figure 4-3 Proposed Transit and Non-Vehicular Circulation



Section 4.6 Water Distribution Facilities

Based on the Infrastructure Report prepared by Albert A. Webb Associates May 2008 for the Northeast Corner of the March JPA Planning area, existing water pipelines on and around the U.S. Vets Project site are not large enough to handle the required flows for the proposed development. All existing pipeline within the Specific Plan must be replaced. The proposed water facilities are shown on the Water Facilities Layout Map.

The water distribution for the U.S. Vets' system has been designed to tie to the existing 14 inch water line in Meyer Drive at 6th Street, and it will consist of a 12 inch transmission pipeline from that point of connection to the perimeter of and around the project site. The 12-inch backbone lines in 6th Street and N Street are included in the March LifeCare Campus Specific Plan (SP-7) as proposed facilities and the proposed locations are consistent between each specific plan. The proposed 12 inch water line in N Street and 6th Street will be installed by the MLCSP. Additionally, the U.S. Vets' system will support water-efficient landscaping and the potable water demand on the Project site.

Specific line sizes will be determined in the final design stage of individual site plan development, subject to WMWD approval. Final pipeline design will confirm that facilities are sized to provide the maximum daily flow plus the required fire flows (to be determined by the Fire Marshall and noted below).

The future installation of the backbone facilities will be in N and 6th Street. The existing domestic water system consists of a 6" mainline in 4th, and 6th Street (south of N Street), 12-inch main in N Street and 6th Street (north of N Street); and a 10-inch main line in 5th Street. Existing fire hydrants exist on all streets. Proposed new water lines include ~~a 12-inch line in N Street from 4th to 6th Street,~~ a 12-inch line in 4th Street from N Street to the southern boundary of the Project site, and a 12-inch line in 6th Street from N Street to the southern boundary of the project site. The project will take domestic water service from the proposed 12-inch line in 6th Street with a meter manifold system that allows for the installation of individual 2" meters and backflows to meet the demand as the project buildings are constructed and occupied. A private 6" water line within the site after the meter manifold will provide private domestic service to all the buildings on the property. The on-site fire hydrants and building sprinkler systems will be served by a private 12-inch fire line that loops through the project site and connects to the existing / proposed domestic water line within 4th Street, 5th Street, 6th Street and N Street at four points of connection with a 12" Double Detector Check Assembly (DDC) at each point of connection. ~~a 12-inch line from 4th Street to 6th Street that is located within the interior private street system of the project site.~~ 5th Street contains an existing 10-inch main line and this existing pipe will be replaced within the site by the proposed interior project water and fire lines as noted above, and it will join the proposed 12-inch lines at N Street and reconnect to the existing 10-inch line south of the Project site boundary. There are currently no reclaimed water facilities that service this site, so the landscape irrigation system will temporarily be on domestic as well. The Project will comply with CalGreen standards for water efficiency and will meet certain criteria under LEED.

Additionally, 100 percent of landscaping for the campus will be drought tolerant. As such, the Project will be designed to lower water demand.

The on-site water system will consist of an interior ~~looped~~ private 6-inch domestic water service and a looped 12" fire line ~~/ and a separate~~ fire prevention system that is connected to the domestic mainline. ~~This system within the project~~The public portion of the system will consist of pipeline, water meters, backflow devices, double detector check valves, gate valves, and fire hydrants ~~and fire department connections~~. The private on-site portions of the system will consist of pipeline, fire hydrants, valves, post indicator valves, fire department connections, building fire riser connections and building domestic service connections as required to properly service this project. Pumps for the fire sprinkler system would be required if adequate flows and pressure are not available. Proper fire flows for the Project will be provided prior to the issuance of any building permit.

The development is dependent on a pressure reducing station interconnect between Western Municipal Water District (WMWD) and Eastern Municipal Water District (EMWD) at a location near Cactus. This in conjunction with the proposed upgraded mainlines in the public streets are required to provide adequate pressure and flow to meet the demands of the proposed project. Proposed development for the project beyond the available re-distribution of the existing water meters will require that the interconnect and PRV be completed and will be related to the phasing of the proposed development.

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Section 4.7 Sewer Facilities

The existing sanitary sewer system consists of a 10 inch mainline gravity sewer that flows north to south in 5th Street. Existing sewer manholes are located with the site area in the street right of way. The proposed sewer design for the project will connect on-site sewer flows to the existing 10 inch line in 5th Street with the installation of a new manhole on-site. This existing sewer line in N and 5th Street collects a large tributary area to the northwest of the site, and this line will remain active for those properties as well. The proposed on-site sewer system will consist of sewer mainline, manholes, service laterals and cleanouts as required to serve the demand of the proposed buildings. The system is proposed to be a gravity sewer system.

Section 4.8 Reclaimed Water Facilities

Reclaimed water, sometimes called recycled water, is former wastewater that has been treated to remove solids and certain impurities, and then is used to recharge an aquifer rather than being discharged to surface water. The Specific Plan area is not currently supplied with reclaimed water. To facilitate future use of reclaimed water, reclaimed water lines will be installed within the Specific Plan area. It is the intent of the Specific Plan that reclaimed water would be used throughout the Specific Plan area for irrigation once supplies become available. In addition, the Specific Plan requires water efficient landscaping as outlined in Section 5.8.1 by plant selection, irrigation efficiency, and use of captured rainwater. Irrigation systems will be installed to the existing domestic water system, but will be designed to accommodate a conversion to reclaimed if that becomes available in the future.

Section 4.9 Drainage

4.9.1 Proposed Drainage Improvements

The 7.75 acre Project site is within an overall 187 Acre tributary drainage area that extends from the Meyer Street Channel at the north to the Z Street at the south. The entire 187 acre drainage area consists of surface sheet flow drainage from the north to the south utilizing the existing streets for ultimate conveyance of the storm flows. All of this existing drainage is discharged by surface flows or small channel inlets to the existing concrete trapezoidal channel known as the Z Street channel, which runs along the entire length of the southern boundary of the drainage area. ~~This channel is on the March Air Force Base property, and it currently accepts all the drainage from this area and conveys it easterly for discharge into the existing Heacock Channel that runs along the eastern boundary of this drainage area.~~ There are currently no existing water quality treatment facilities or storm water detention facilities within this existing drainage system. ~~This existing condition is illustrated on the following "Existing Drainage" exhibit.~~ The privately maintained Z Street Channel can accept post developed storm water discharge under their current California Regional Water Quality Control Board Industrial Permit for the March Air Force Base.

The general goal of the site grading and drainage is to reduce the storm flows to pre-developed discharge rates, improve the water quality, and minimize any impacts to the downstream drainage areas. The site design will use a series of best management practices that will assist in achieving this goal that include: partial infiltration, evapo-transpiration, natural bio-filtration, media filtration and detention systems; and all requirements from the California Regional Water Quality Board MS4 Construction Permit for the Project site will be satisfied.

The Project is designed to mitigate on-site storm water hydrology including storm water run-off through the use of surface or underground detention basins or systems. The Project is designed to accommodate the off-site drainage tributary area to the north of N Street that currently drains through the Project site with surface flows on 5th Street; but these off-site flows will remain as un-developed existing storm flows that are not required to be detained or treated for water quality as part of our site system. The Project Storm Water Management Plan shall prevent the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the 1, 3, 6 and 24 hour storm events for the 2, 5 and 10 year storms; based on the fact that post-development discharges rates will exceed pre-development rates for the 100 year storm. The Project Storm Water Management Plan shall also reduce impervious cover, promote infiltration, and capture and treat the storm water runoff from 90 percent of the average annual rainfall using acceptable best management practices.

~~The proposed drainage concepts for the project were revised after the originally approved concept with the US Vets Specific Plan and Site Plan per the requirements of the City of Moreno Valley that restricted any surface or sub-surface flows from the developed project site through their property to the south of the site. Subsequently, the natural drainage patterns that flow from north to south can't be maintained for the site drainage, and the new proposed drainage concept must collect , treat and divert this site drainage to the north for ultimate discharge into the Heacock Channel. Both the original and proposed concepts result in final discharge into the Heacock Channel, but at different locations. Off-site flows that historically drain through the project site on 5th Street will continue historical drainage patterns for discharge to surface flows down 5th Street through the City property as it currently does today.~~

The proposed drainage concept removes the RCP storm drain and catch basins in N Street at 5th Street, which collect the offsite tributary drainage area from the north. The offsite tributary flows will be conveyed by six onsite 12" PVC storm drain lines running in parallel down the middle of the site (previously 5th Street), and outlet to 5th Street, maintaining existing drainage patterns. Onsite flows will be conveyed in a separate onsite storm drain system, and discharged into the existing Heacock Channel to the north of the site via a force main storm drain that pumps the site drainage in lieu of maintaining historical drainage patterns to the south per City restrictions on drainage through their property.

Onsite storm flows will be collected and routed via onsite storm drains, from the northwest corner of the site to the southeast corner of the site, to a proposed underground CMP detention system, which is sized to detain the stormwater flows, to reduce post development flows to the predevelopment flowrates and quantity for the 2, 5, and 10 year storm events, and the noted durations below. Storm flows exiting the detention basin are pumped upstream by a proposed onsite pump, into a PVC force main running parallel to 6th Street, to the future location of the March Lifecare ultimate Water Quality Basin. The onsite stormwater pump will be designed, in conjunction with the onsite underground CMP detention system, for the post development 100 year storm flows. An interim vegetated will convey the pumped storm flows northeasterly and into the Meyer Channel, which ultimately outlets into the Heacock Channel.

Storm Events/Durations: Storm drain and hydrology design criteria and analysis are based on the County of Riverside Hydrology Manual. The storm events and durations analyzed include the 2, 5, 10, and 100 year storm event, and the 1, 3, 6, and 24 hour durations, for the pre-development and post development conditions.

Water Quality Treatment: Water quality treatment for onsite flows will follow the current 4th Term MS4 Permit, and per the March Joint Powers Authority, is not considered to be grandfathered under the previous 3rd Term MS4 permit. The proposed onsite BMPs will consist of LID Principles (ie. Self Treating Areas and Self Retaining Areas) and LID BMPs (ie. Bioretention Facilities – "Rain Gardens").

~~The proposed storm drain and hydrology design will maintain the existing drainage patterns; however, the proposed concept would divert flows away from the existing discharge locations into the "Z" Street channel with the new discharge location into the Heacock Channel. Based on the outlet location just north of the "Z" Street channel connection, impacts to the existing Heacock channel will be minimal and impacts to the "Z" Street channel will be reduced significantly. The proposed storm drain design consists of a 24 inch underground storm drain in N Street and 6th Street that will collect the off-site tributary drainage area from the north at catch basin inlets at the intersection of N Street and 5th Street. The project's proposed on-site storm drain system will collect, clean and detain our on-site drainage in a series of bio-filtration planters and underground media filtration units. The treated discharge from our site flows into an 18 inch storm drain line at the southeast corner of the property that will join the proposed 24 inch line from N and 6th Street. These combined flows will extend down 6th Street in an underground 30 inch storm drain pipe. The alignment of the proposed 30 inch line will extend easterly to 8th Street within the City of Moreno Valley park area, and then it will continue south down 8th Street where it will cross through MARB property for its ultimate connection to the existing Heacock Channel at its most downstream area close to where it joins the "Z" Street Channel. The 30 inch line will extend between the two existing Site 4 land fill zones within the current 8th Street right of way, it will then run parallel with the "Z" Street channel, it will be located horizontally to miss the existing landfill monitoring wells, and will outlet directly into the Heacock Channel at a 45 degree angle through the westerly side of the earthen/rip rap channel wall.~~

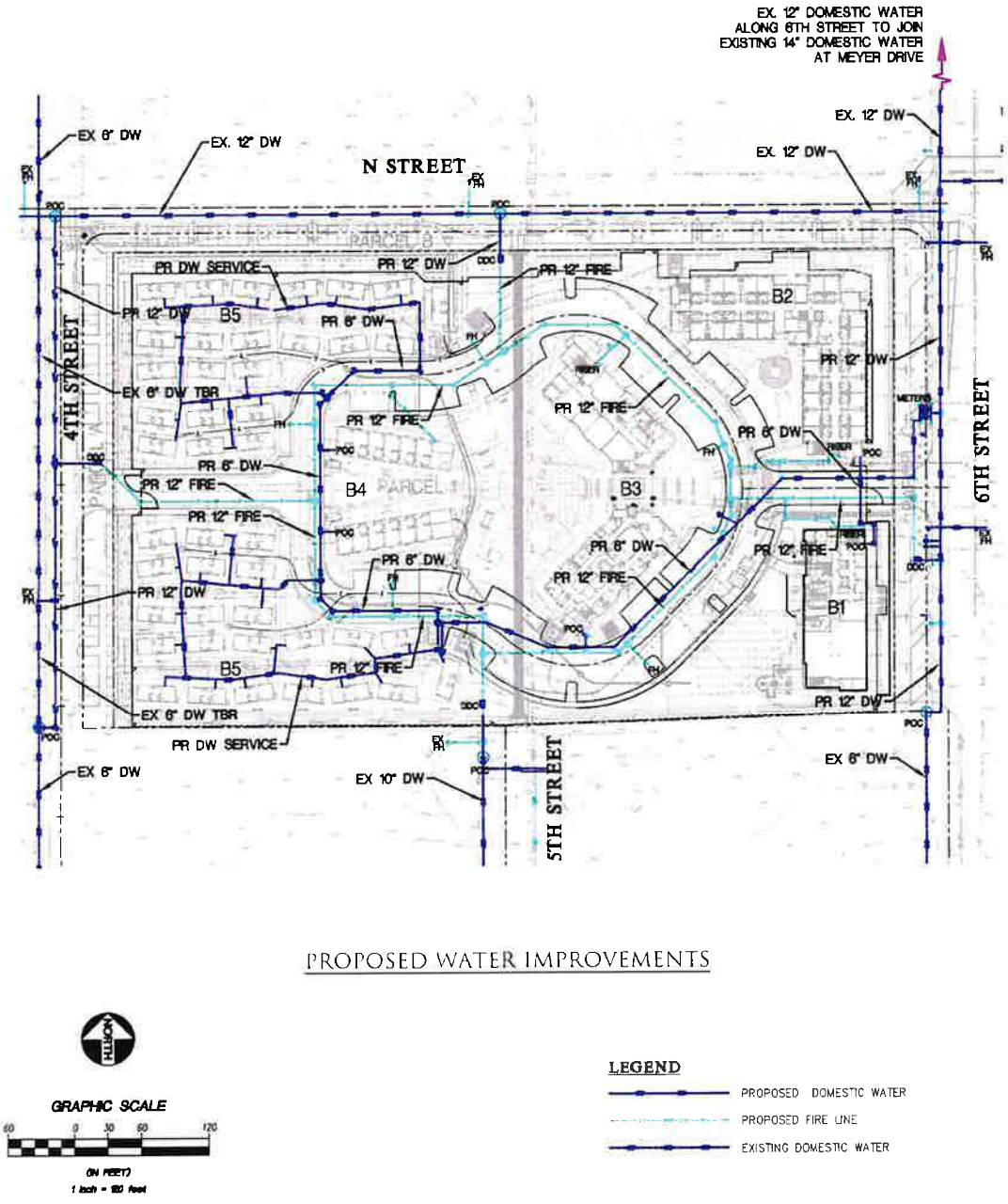
On-site flows will be cleaned by a series of localized bio-filtration gardens or rain gardens throughout the site before being collected by the on-site area drain / storm drain system. The parking lot and private drive will consist of surface flows and concentrated gutter flows that will be collected by catch basins within the street system. The first flush from the combined on-site flows from the landscape areas and the parking lots will be collected and treated with the use of on-site biofiltration systems consisting of smaller localized rain gardens and a larger site biofiltration basin. The treated first flush and the bypassed storm flows will be collected and detained in an underground storm drain pipe detention system that will reduce the storm drain flows to pre-development discharge rates and quantities. These are the flows that will be pumped from the detention system via a force main storm drain line that extends from the site detention system pump to 6th Street, north on 6th Street to the intersection of 6th and N, and then to the existing property at the northeast corner of that intersection where the pumped storm flows are discharged into a proposed open concrete trapezoidal channel that will convey the storm flows northwesterly for discharge into the existing Meyer Channel which then joins the Heacock Channel. By moving the connection to the Heacock channel, the diverted flow impacts to the existing Heacock channel will be minimal (if any) and impacts to the "Z" Street channel will be reduced significantly.

4.9.2 Flood Protection

The proposed storm drain facilities and grading have been designed to provide adequate drainage and flood protection at the site prior to the full improvement of the Cactus and Heacock channels being completed by the Riverside County Flood Control and Water Conservation District and U.S. Army Corps of Engineers. The finished floor elevations of proposed buildings will be a minimum of one foot above the surrounding flood elevations.

The site flooding conditions are mostly due to significant off site runoff from large areas to the north and northwest, and the insufficient capacities of existing Cactus and Heacock Channels. The March Life Care Specific Plan notes that this area is within a potential Flood Zone where the depth of flooding for the 100 year storm varies between 0.1 inches and 1.5 feet for most of the area. In order to mitigate the off-site runoff and potential flooding, the site will be raised so that the finished floor elevations of the buildings are a minimum one foot above the 100-year floodplain elevation as well as required for the on-site gravity storm drain system to function. The Project will require import material to rough grade the site. The grading design for the project establishes a finished floor of one foot above the base flood elevations for proposed buildings, as provided by Riverside County Flood Control and Conservation District for the existing Cactus and Heacock Channels.

Figure 4-4 Proposed Water Distribution Facilities



PROPOSED WATER IMPROVEMENTS

NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 120 feet

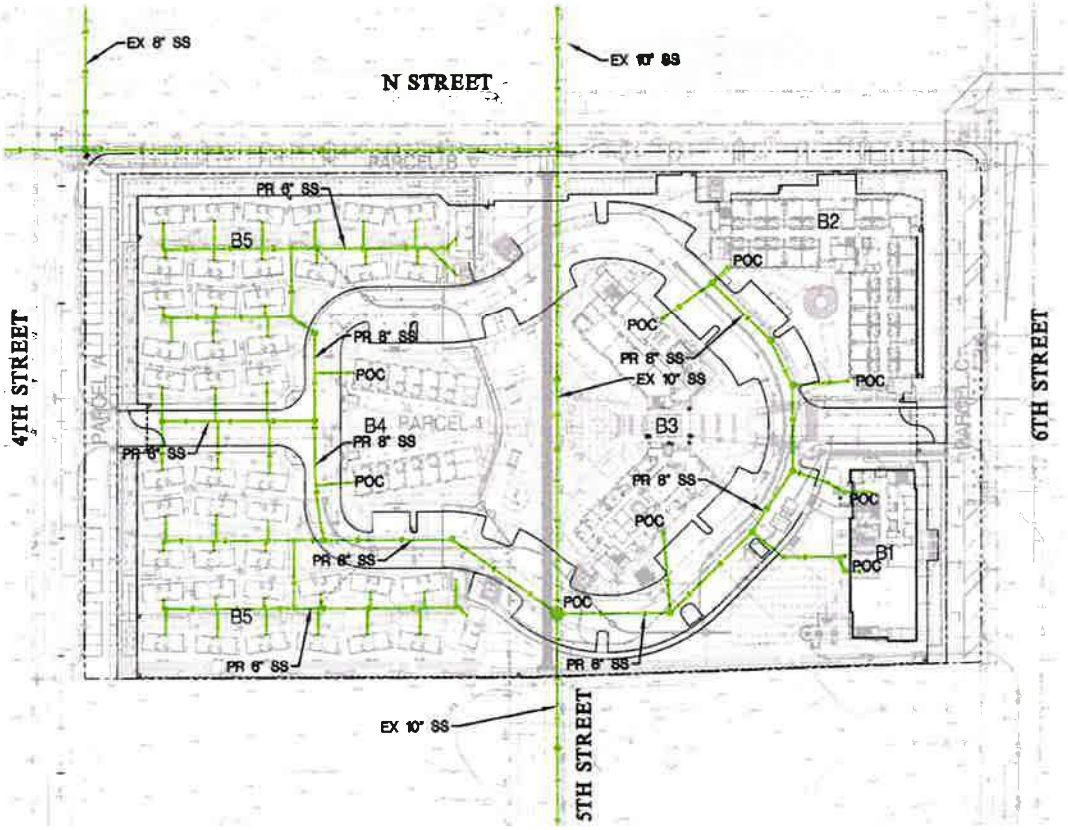
LEGEND

PROPOSED DOMESTIC WATER

PROPOSED FIRE LINE

EXISTING DOMESTIC WATER

Figure 4-5 Proposed Sewer Facilities



PROPOSED SEWER IMPROVEMENTS

NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

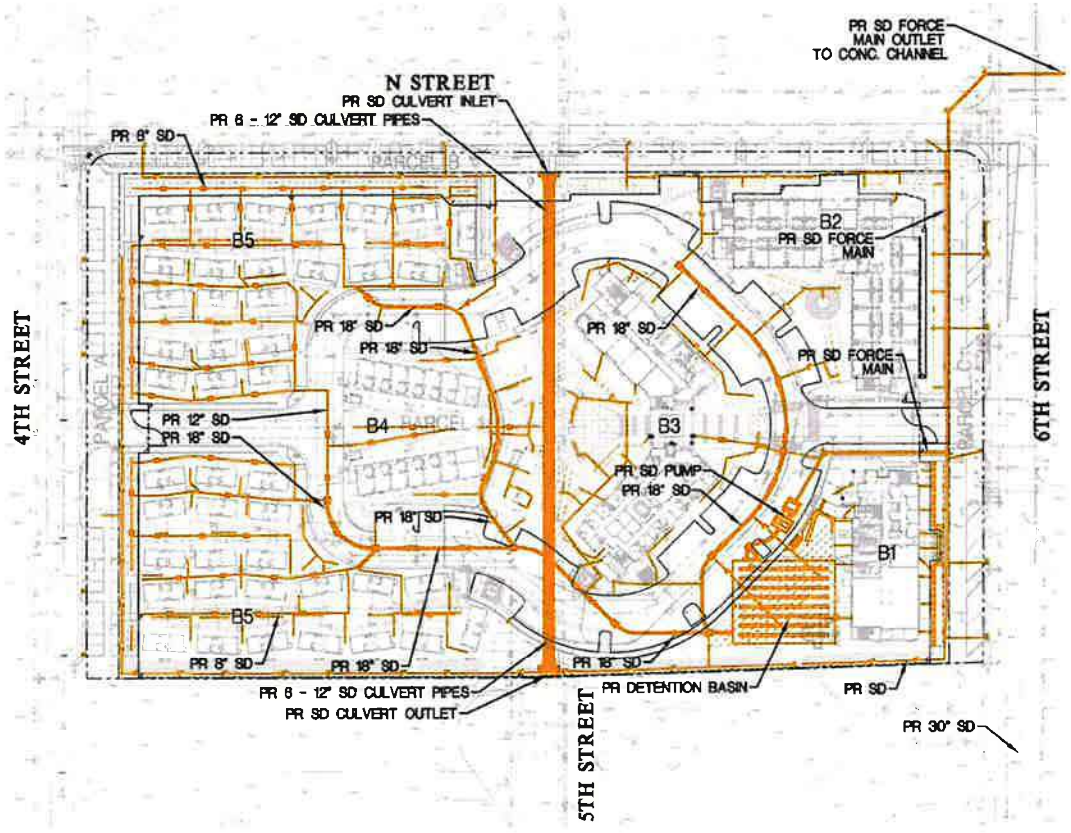
1 inch = 120 feet

LEGEND

PROPOSED SEWER

EXISTING SEWER

Figure 4-6 Proposed Drainage Improvements



PROPOSED STORM DRAIN IMPROVEMENTS

NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 feet

LEGEND

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

4.9.3 Proposed Storm Water Treatment

Storm water treatment is mandated by the State of California for all new construction. The Specific Plan drainage infrastructure plan shall achieve significant enhancements in storm water treatment. Development for the Specific Plan shall be designed to meet the intent of the storm water runoff and treatment requirements summarized in the following discussion.

The Storm Water Management Plan specifies ways in which new development shall control storm water runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The Storm Water Management Plan identifies methods of preventing post-development peak discharge rates and quantities from exceeding the pre-development peak discharge rates and quantities for the one- and two-year, 24-hour design storms. The plan must show a minimization of impervious cover, promotion of infiltration, and the capture and treatment of stormwater runoff from 90 percent of the average annual rainfall using acceptable Best Management Practices (BMP's). BMP's used must be capable of removing 80 percent of the average annual post development total suspended solids (TSS) load based on existing monitoring reports or as required under incumbent WQMP / NPDES standards.

The March JPA engineer shall identify the BMP's that may be implemented to prevent such deterioration and shall identify the manner of implementation. The BMP's may, among other things, require new developments to do any of the following:

- Increase permeable areas by leaving porous soil and low lying areas undisturbed; by incorporating landscaping and open space into the Specific Plan design, and by incorporating detention ponds and infiltration trenches into the Specific Plan design.

- Direct runoff to permeable areas by orienting it away from impermeable areas to earthen swales, berms, green strip filters, and gravel beds; by installing rain-gutters oriented towards permeable areas; by modifying the grade of the property to divert flow to permeable areas and minimize the amount of storm water runoff leaving the property; and by designing curbs, berms, or other structures such that they do not isolate permeable or landscaped areas.

Drainage facilities and terracing of graded slopes shall conform to the following standards, unless otherwise noted on the approved grading plan.

- Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability and as recommended by the project soil engineer and/or engineering geologist.

- Storm Water Discharge. All drainage facilities shall be designed to carry stormwater runoff to the nearest practicable drainage way approved by the March JPA engineer and/or other appropriate jurisdiction, as an acceptable and

safe location to deposit such runoff . Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains, energy dissipaters, or other devices as approved by the March JPA engineer.

- Interceptor Drains. Concrete interceptor drains (brow ditches) shall be installed along the top of all cut slopes where the tributary drainage area above the cut slope drains toward the cut slope, unless waived by the March JPA engineer. The slope gradient for the interceptor drain shall be the same as for terrace drains or as approved by the March JPA engineer.

- Stormwater Runoff. Stormwater runoff shall not be allowed to flow over cut or fill slopes, which are greater than five horizontal to one vertical (5:1), but shall be provided for as follows:

    - Whenever practical, each lot shall be graded so that storm water will drain from the backyard through the side yard and front yard toward approved drainage facilities at a gradient of no less than one percent. Where possible, drainage shall not be directed across other lots nor over cut or fill slopes.

    - When the prior measure is not feasible, as determined by the March JPA engineer, stormwater shall be collected along the top of slopes or at the rear of graded lots by means of concrete gutters, and carried to properly sized outfall or area drains which shall also serve as erosion control devices. Such drainage shall not be allowed to drain across the surface of sidewalks or parkways. Asphalt concrete may not be used for any drainage device. Down drain ditches shall be a minimum of 18 inches deep.

    - Where slopes are terraced at 30-foot intervals, drainage shall be provided in paved ditches a minimum of 36 inches wide and 12 inches deep. Construction of the ditches shall be as described below, and shall be located on the terraces with one side of the ditch two feet from the toe of the slope. Where a terrace is constructed to conform to slope requirements, but is intended to be of a temporary nature, the March JPA engineer may waive the drainage ditch requirements, if a satisfactory surety bond, or other means to guarantee the improvement, is posted with the March JPA.

    - Down drains, interceptor drains, and terrace drains shall be connected together to collect and transport all storm water runoff entering the drains. They shall be of sufficient depth, as verified by hydraulic calculations, to allow for an unimpeded flow when terraces are crossed. Down drains, interceptor drains, and terrace drains shall be constructed of portland cement concrete or air blown mortar. They shall be reinforced with wire mesh and/or other appropriate concrete reinforcement as determined by

the project engineer and approved by the March JPA engineer. If pipe is used for down drains to transport runoff from terrace ditches, it shall be either reinforced concrete pipe, plastic pipe (polyvinyl chloride pipe), or other pipe material as approved by the March JPA engineer. Anchor lugs or collars may be required by the city engineer if the pipe slope is equal to or greater than two horizontal to one vertical (2:1). Pipe specifications shall be approved by the March JPA engineer. Special design features shall be provided for abrupt changes in direction of terrace ditches and down drains.

- The discharge from any down drain, ditch or pipe shall be controlled so as to prevent erosion of the adjacent grounds. Velocities shall be reduced by means of adequately sized aprons of rock, grouted rip-rap, box-type energy dissipaters, or other materials as approved by the March JPA engineer.

Drainage Easements. For all drainage-ways where the continuous functioning of the drainage-way is essential to the protection and use of the property other than the lot on which the drainage-way is located, a covenant and/or deed restriction shall be recorded by the applicant, placing the responsibility for the maintenance of the drainage-ways on the owner and operator of the proposed Project. Permanent off site drainage easements, as required by the March JPA engineer, shall be acquired by the permittee.

Such easements shall be subject to the approval of the March JPA engineer and March JPA attorney and recorded prior to the issuance of the grading permit.

4.9.4 Water Quality Management Practices

A Water Quality Management Plan (WQMP) for the Specific Plan area must be created by the developer and submitted for approval to the March JPA during submission of the Plot Plan. The future proposed developments on the Specific Plan will be required to comply with the WQMP. A treatment control BMP with a medium or high effectiveness for treating pollutants will be required during the site plan approval process for each of the proposed parcels.

Examples of treatment BMP's with medium or high effectiveness to remove POCs include the use of filtration/infiltration bioswale trenches and water quality filtration/infiltration basins.

Site Design and Water Quality BMPs may include, but are not limited to, the following:

- Use of building materials, such as porous pavement, unit pavers, turf blocks directing on site roof run-off onto landscaped buffer strip areas;
- Placement of storm drain inlet filters to remove sediments and oil and grease; and

- Vegetated swales to enhance the removal of metals, sediments, and oil and grease.

The Specific Plan shall incorporate a combination of the following Low Impact Development (LID) design strategies into its design:

- Landscaped buffer strip;
- Vegetated swales;
- Roadway runoff onto landscaped areas;
- Roof runoff onto vegetated areas; and
- Pervious surfaces and alternative permeable building material.

Urban runoff and associated impacts shall be reduced by installing pervious surfaces and incorporating LID measures that will increase the infiltration capacity of the proposed site to replicate existing conditions or reduce impacts to the pre-development conditions. The goal of these techniques is to achieve post development runoff flow rates, volumes, velocities, and durations that prevent significant increases in downstream erosion compared to the pre-development condition.

Drainage facilities within the public road right-of-ways, drainage easements, and the drainage basins will be maintained by the U.S. Vets Initiative.

4.10 Air Quality Management Practices

Throughout all demolition, site preparation, and building construction activities, the Specific Plan will comply with all applicable South Coast Air Quality Management District (SCAQMD) Rules, and will employ all applicable Best Available Control measures (BACs) and BMP's acting to reduce short-term and long-term air pollutant emissions. The Specific Plan will also incorporate energy efficient designs and operational practices, acting to reduce energy consumption, with associated air pollutant emissions reductions. The U.S. Vets Transitional Housing Program Specific Plan Air Quality Management Practices shall include, but not be limited to, the following:

- Application of soil stabilizers to eliminate visible dust;
- Timely Ground cover replacement in disturbed areas;
- Watering of all active disturbed surfaces;
- Construction will proceed in a manner such that demolition, mass grading, and building construction activities do not substantially overlap;
- Reduced speeds (not to exceed 15 mph) for construction-related traffic will be enforced;
- Low or no-VOC paints shall be universally employed in the construction of Specific Plan buildings; and
- Design of proposed buildings or structures must demonstrate a minimum of 20 percent increased energy efficiencies beyond incumbent standards established under Title 24.

Section 4.11 Utilities

The site will be served with electricity, telephone, cable, internet, natural gas, and solid waste collection service from private companies serving the March JPA as detailed in Table 4-1. All utilities will be provided underground.

Table 4-1: Utility Providers	
Utility	Provider
Water	Western Municipal Water District
Sewer	Western Municipal Water District
Electricity	Southern California Edison
Gas	SoCal Gas Company; MJPA
Telephone	Verizon
Cable	Time Warner Cable
Solid Waste	Waste Management Inland Empire

The existing overhead electric lines along 5th Street will be converted to underground and will provide the source for the project. This system will provide primary power to the development. Conduits will be stubbed and extended to set transformers that will provide power to the buildings. The Edison Company will maintain these systems, once installed by the developer, based on plans approved by Edison.

The existing Southern California Gas Company gas mains along the south side of N street and along the east side of 5th Street do not have the capacity to serve the proposed project. A proposed gas line will be required to extend from a point of connection on Meyer Drive just west of Heacock Street where it will extend west on Meyer to 6th Street, then south on 6th Street all the way to the southern boundary of the project site. Gas lines will be extended from this new mainline in 6th street to serve the new buildings via gas meter locations at each building being served.

The existing overhead telephone lines along 5th Street will be converted to underground. This system will provide the telephone source for the site. Conduits will be extended to service the new buildings. In addition, a new telephone mainline will also be required to provide adequate service to the project. This new mainline will have a point of connection on Meyer Drive just east of 6th Street, and will then extend south on 6th Street to our project entrance on 6th. Phone lines will be extended from this new mainline in 6th Street to serve the new buildings via conduit connections to each building. In addition, a new phone mainline will also be required to provide adequate service to the project. This new mainline will have a point of connection on Meyer Drive just east of 6th Street, and will then extend south on 6th Street to our project entrance on 6th. Phone lines will be extended from this new mainline in 6th Street to serve the new buildings via conduit connections to each building.

The existing overhead cable system along N Street and 5th Street will be undergrounded and used to provide cable and high speed internet service to the Site if available. In addition, a new telephone mainline will also be required to provide

adequate service to the project. This new mainline will have a point of connection on Meyer Drive just east of 6th Street, and will then extend south on 6th Street to our project entrance on 6th. Phone lines will be extended from this new mainline in 6th Street to serve the new buildings via conduit connections to each building. In addition, a new CATV mainline will also be required to provide adequate service to the project. This new mainline will have a point of connection on Meyer Drive just east of 6th Street, and will then extend south on 6th Street to our project entrance on 6th. This will be in a joint trench with the phone line as noted above. CATV lines will be extended from this new mainline in 6th Street to serve the new buildings via conduit connections to each building. Once the underground utility systems have been designed and installed, new easements will be needed for the facilities for public agencies.

Solid waste will be disposed of through contracts with Waste Management of the Inland Empire. In order to reduce the amount of material generated by the Specific Plan, the Specific Plan will comply with the requirements of the County of Riverside's Source Reduction and Recycling Element.

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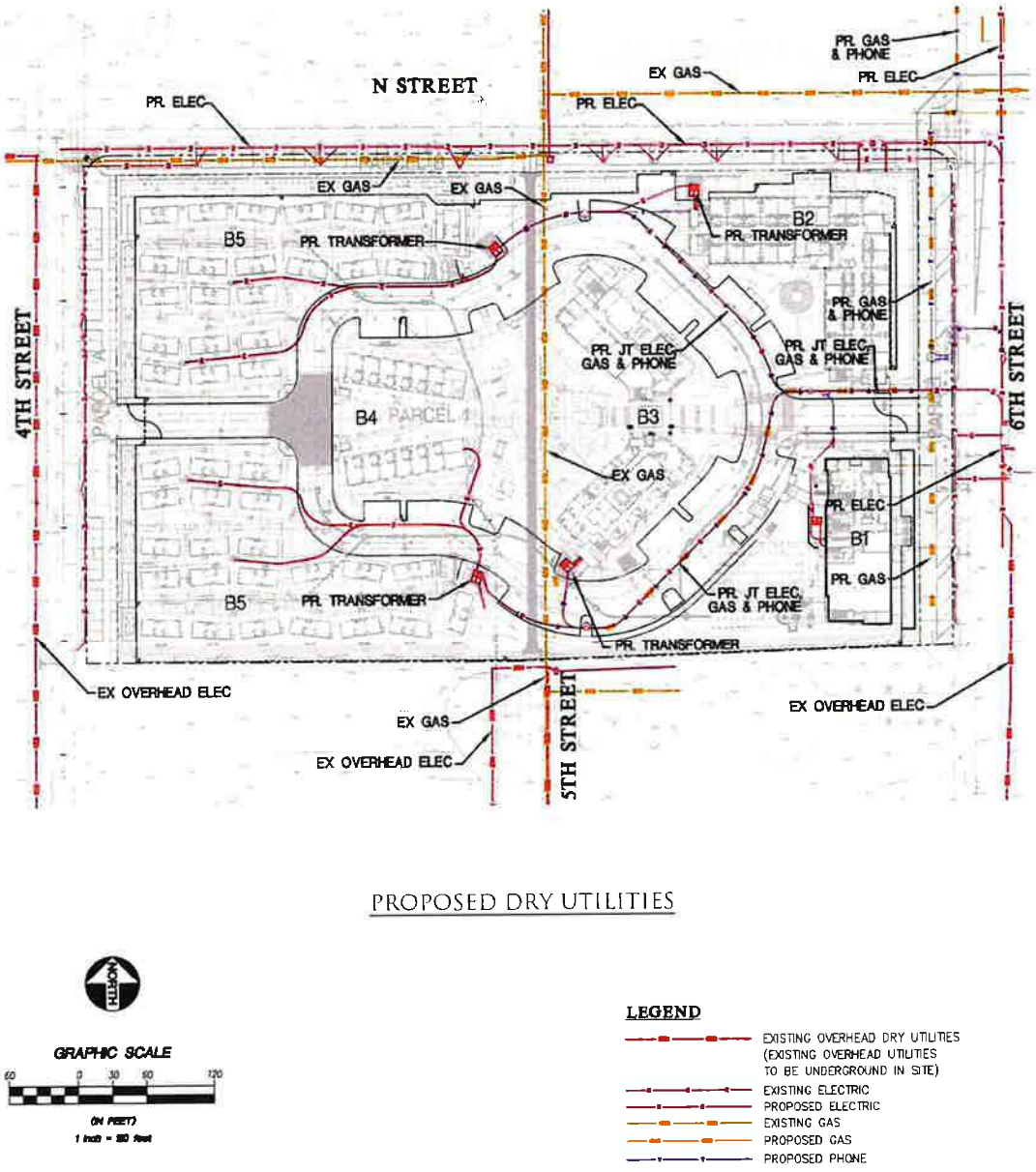
Figure 4-7 Proposed Utility Backbone



Section 4.12 Public Services - Police and Fire Protection

Law enforcement services will continue to be provided by the Riverside County Sheriff's Department. Fire Marshall services will continue to be provided by the Riverside County Fire Department.

These necessary public services may be financed through one or a combination of the financing mechanisms listed in Section 6.6, Financing of Public Infrastructure.

Section 4.13 Grading Concept and Plan

Grading for the Specific Plan will be minimal, as the existing terrain is relatively flat and slopes from the northwest to southeast with an average slope of 0.7 percent; but the project grading will require import material in order to raise the elevation of the site to remove the project from the flood plain. A large portion of the Specific Plan site is developed with structures, appurtenances, roads, and utilities.

The Conceptual Grading Plan is shown in Figure 4-8. Based on the Infrastructure Report for the Project (Southern California Soil & Testing Inc., January 2011), several assumptions influence the Conceptual Grading Plan, including:

- General site clearing should include removal of vegetation, organic materials, and existing utilities, structures, trees and associated root systems, rubble, rubbish, and any loose and/or saturated materials.
- A mass grading operation could raise the site approximately 0.0-4.0 feet on average above the existing topography of the site.
- There will be additional import material required to raise future building pad elevations 1.5 feet to three feet above such mass grading in order to place building floors one foot above the 100-year floodplain.
- The preliminary grading concept includes a super-pad sloping from the north to the south with an average slope of 0.5 percent, including interim desilting basins for sediment control.
- Site stripping should extend to a minimum depth of two to four inches, or until all organics in excess of three percent by volume area removed.
- Excavations that result from clearing operations should be backfilled with engineered fill.
- The proposed buildings finished floor elevations also need to be a minimum of one foot above the surrounding flood elevations.

The grading for the Specific Plan site is expected to require approximately 35,000 – 50,000 cubic yards of imported material to develop proposed building pads parking areas and on site roadways. The quantity of material required to be moved and the phasing will be refined as more detailed grading plans are developed. Final grading plans shall meet the incumbent standards of the March JPA that are in effect at the time of grading permit application. The grading will be completed incrementally as required for each phase of development as required to construct rough graded building pads, street undercuts, landscape areas, and undeveloped mass graded pads. (See also Appendix L – Phasing Exhibits)

A Stormwater Pollution Prevention Plan, which encompass an Erosion and Sedimentation Control Plan (ECP) and airborne dust control measures will be prepared for approval by the March JPA prior to any grading activities taking place. The ECP will use stringent erosion and sedimentation control requirements to prevent loss of soil during construction by wind or rain, prevent sedimentation of storm sewer or receiving waters, and prevent dust and particulate matter from entering the air.

Section 4.14 Phasing of Development and Infrastructure

At the present time, most of the infrastructure required for the Specific Plan does not exist, or requires significant upgrades. As such, infrastructure will be installed to accommodate the proposed development. The performance standards for Specific Plan Infrastructure are to meet the following objectives:

- Provide orderly buildout of the campus;
- Provide adequate infrastructure and public facilities;
- Protect public health, safety and welfare; and
- Provide uninterrupted service to existing campus users throughout construction.

Necessary infrastructure will be required to demonstrate, through engineering studies, that sufficient capacity exists to service the ultimate buildout of the Specific Plan. Implementation of Specific Plan will require construction of new (and/or improvement of existing) utility infrastructure, including electrical and natural gas facilities, as well as an internal private loop / street.

Section 4.15 Sequencing of Water, Sewer, and Drainage Improvements

The planned development of the U.S. Vets Transitional ~~Housing~~ Program is based on the anticipation that the site will develop incrementally, with the submittal of site plans for each phase. The transitional and permanent supportive veterans housing facility consists of ~~eight buildings~~four main buildings (B1, B2, B3, and B4) and ~~the comfort~~one building/house area (B5) with multiple structures (comfort homes ~~(B1, B2, B3, B4 and B5)~~). Water, Sewer and Storm drain utilities have and will be installed in a phased approached to meet the demands of the phased development per the utility descriptions noted above. ~~There is a private loop street that runs through the development~~

~~connecting 4th and 6th streets.~~ Wet utilities will be installed incrementally as required for each phase of development. (See also Appendix L – Phasing Exhibits)

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Figure 4-8 Proposed Grading Concept



PROPOSED GRADING

NORTH

GRAPHIC SCALE

50 0 30 60 120

(IN FEET)

1 inch = 100 feet

LEGEND

DIRECTION OF SURFACE FLOW

PAD LINE

EARTHWORK		
COLOR	CUT(-) / FILL(+)	AREA (SF)
	-2' to 0'	34,579
	0' to +2'	157,802
	+2' to +4'	125,847
	+4' to +6'	18,268

4.15.1 Water System Phasing

Additional water lines will be constructed on- and off site as required to serve the Specific Plan. The off site water improvements shall be consistent with approved WMWD Water Master Plans. The backbone system shall be constructed in phases consistent with an approved infrastructure and development phasing plan. Water service shall be available to provide adequate fire flow as established by the Riverside County Fire Department, along with sufficient water storage for emergency situations and for continuous maintenance of service pressures based on WMWD's Planning standards and approvals, prior to any building permit issuance. The on and off-site water improvements will be installed incrementally as required for each phase of development.

The development is dependent on a pressure reducing station interconnect between Western Municipal Water District (WMWD) and Eastern Municipal Water District (EMWD) at a location near Cactus. This in conjunction with the proposed upgraded mainlines in the public streets are required to provide adequate pressure and flow to meet the demands of the proposed project. Proposed development for the project beyond the available re-distribution of the existing water meters will require that the interconnect and PRV be completed and will be related to the phasing of the proposed development.

(See also Appendix L – Phasing Exhibits)

4.15.2 Sewer System Phasing

The Project will use existing 10" sewer in 5th Street. The on-site sewer improvements will be installed incrementally as required for each phase of development. (See also Appendix L – Phasing Exhibits)

4.15.3 Storm Drain System Phasing

The Project will develop on-site storm water hydrology facilities and mitigation for storm water run-off through the use of surface or underground detention basins or systems. The project is responsible for the off-site drainage tributary area to the north of N Street that currently drains through the Project site with surface flows on 5th Street; but these off-site flows will remain as un-developed existing storm flows that are not required to be detained or treated for water quality as part of the Project site system. The Project Water Management Plan shall prevent the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the 1, 3, 6 and 24 hour storm events for the 2, 5 and 10 year storms; based on the fact that post-development discharges rates will exceed pre-development rates for the 100 year storm. It shall also reduce impervious cover, promote infiltration, and capture and treat the storm water runoff from 90 percent of the average annual rainfall using acceptable best management practices. The stormwater drainage system and site grading shall be

developed to ensure that it carries adequate amounts of stormwater and protects structures designed for human occupancy during a 100-year storm event.

Additionally, the storm drain system shall be designed to prevent any increased runoff from the site, even as the impervious surfaces in the Specific Plan area increase. ~~The off-site storm drain will extend southerly from the site for discharge into existing Heacock Channel just north of the Z Street Channel. These off-site storm drain improvements will be completed as part of Phase I1 improvements.~~

4.15.4 Street Improvements Phasing

The street improvements shall be constructed as approved by the March JPA Engineer and consistent with an approved infrastructure and development phasing plan. The on and off-site street improvements will be constructed incrementally as required for each phase of development as required to provide vehicular, pedestrian and emergency access to the individual buildings and parking areas.

Section 4.16 Maintenance Plan

The intent of the maintenance plan is to establish responsibilities for the operation and maintenance of various facilities and community improvements for the Specific Plan. The planned infrastructure and improvements necessary to serve the Specific Plan area may be financed through one or a combination of several of the following financing mechanisms, as approved by the March JPA:

- Developer improvement with reimbursement agreement
- Developer improvement with credits against fees
- Special Assessment Districts
- Landscape and Maintenance District (LMD)
- Public Enterprise Revenue bonds
- Impact Fees and Exactions

It is expected that costs will change over time and therefore each funding mechanism employed shall include a method for adjusting the amount of funding to reflect current costs at the time of construction.

CHAPTER 5. DEVELOPMENT REGULATIONS AND GUIDELINES

Section 5.1 Purpose and Applicability

5.1.1 Purpose

These Development Regulations are intended to facilitate the phased and orderly development of the Specific Plan area in a manner that successfully creates a walkable and human-scaled campus environment in accordance with the guiding principles set forth in Chapter 2 of this Specific Plan.

These graphically oriented Development Regulations clearly describe and carefully regulate the urban design framework and pattern, the backbone circulation system, the placement and configuration of buildings, vehicle parking and access, and public space in a way that supports the Specific Plan's Guiding Principles.

These Development Regulations also contain basic design principles for structures and landscapes to ensure that development will be attractive, pleasant, diverse, and interesting in accordance with the Specific Plan's Guiding Principles. Furthermore, these Development Regulations are intended to foster sustainable practices on all levels from site planning to building technology in order to protect and enhance the natural environment and to provide a healthy and healing human environment.

5.1.2 Applicability

The requirements and regulations of these Development Regulations apply to all proposed development, subdivisions, and land uses within the Specific Plan area, the boundary of which is shown in Figure 4-1.

The LEED checklist, as provided in Appendix F, shall be provided for evaluation as a part of all proposed development, subdivision, or land use with this Specific Plan.

5.2 Building Areas and their Purposes

The Specific Plan area is divided into the following building areas, which shall be applied to the Plan as shown on the Regulating Plan. The Development Standards in Section 5.3 specify detailed regulations and requirements for each of the building areas described here.

Public Realm (PR)

The Public Realm (PR) area is intended to be a ~~recreational facility~~landscaped open space area, providing unique locations with a strong sense of place, civic character, and lasting value. ~~This linear recreational facility constitute an uninterrupted "open space loop".~~ The PR area is complemented by ~~publicly accessible~~ open space areas required in the Building 1 (B1) area and the Village Green (VG), which contribute to an attractive and interesting open space corridor. Additionally, the PR area accommodates the primary motorized and non-motorized circulation. The primary pedestrian access to on-street parking areas and all buildings is taken from and oriented to the Public Realm area.

Section 5.3.2 sets forth the Development Standards for the PR area.

Village Green (VG):

The Village Green (VG) area is intended to be the "Campus Commons", providing a strong sense of place, civic character, and lasting value. This "Campus Commons" offers a distinct open space for community gathering, active and passive recreation, reflection, and healing. These open spaces are contiguous and constitute an uninterrupted "open space loop". The VG area is complemented by Buildings 3 (B3) and 4 (B4), which contribute to an ~~attractive dining facility,~~ multipurpose room and central administrative building. ~~Additionally, the PR area is the organizing spine around the campus; it accommodates the primary motorized and non-motorized circulation. The primary pedestrian access to all buildings is taken from and oriented to the Public Realm area.~~

Building 1 (B1)~~, Building 5 (B5) and Building 8 (B8):~~

Building 1s (B1)~~, B5 and B8 are proposed as Family~~ is proposed as a Transitional Buildings~~,~~ which shall be placed at the ~~northwesterly~~ corner ~~and the~~ southerly portion of the Project site. This building would allow veterans to live with family while going through the transitional program. The buildings must create an attractive and interesting meandering open space corridor that connects to pedestrian parkways along streets, as well as a tot lot for children. ~~In addition, the B1 zone may contain private yard space intended for tenant use only, which may be physically and visually separate from the PR area.~~

Section 5.3.3 sets forth the Development Standards for all buildings within the Project.

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Building 2 (B2), Building 6 (B6) and Building 7 (B7):

Buildings 2 (B2) , B6 and B7 are is proposed as Efficiency buildings Permanent Supportive Housing, which shall be oriented and configured to enhance the campus character along 4th Street, N Street and 6th Street. The B2 , B6 and B7 areas must abut publicly accessible pedestrian parkways, trails or other recreation facilities. Thisese areas may provide private yard space intended for tenant use only.

Section 5.3.3 sets forth the Development Standards for all buildings within the Project.

Building 3 (B3)

Building 3 (B3) is proposed for as Campus Support Services as well as VIP transitional housing.Permanent Supportive Housing. The building shall be oriented and configured to enhance the campus center. The B3 area shall provide a design that allows visual and physical accessibility to the VG area.

Section 5.3.3 sets forth the Development Standards for all buildings within the Project.

Building 4 (B4) Transitional Housing

Building 4 (B4) is proposed as Transitional Housing and will consist of 24 studio apartment units, each approximately 375 sq.ft. The Building will also have administrative offices, computer room, laundry facility and community space. Primary access to this will be off 4th Street, with additional access from 6th Street. is proposed as the Dining Hall and Multi-purpose Room. The building shall be oriented and configured to enhance the campus center. The B4 area shall provide a design that allows visual and physical accessibility to the VG area.

Section 5.3.3 sets forth the Development Standards for all buildings within the Project.

Building 5 (B5) Permanent Supportive Housing (Comfort Homes Village)

Building 5 (B5) is proposed as a Permanent Supportive Housing area, and is comprised of forty-four (44)-permanent supportive housing units. These individual "Comfort Homes", will be approximately 500 sq.ft., and include a bedroom, bathroom, kitchen and living area. In addition, the architectural style and building color/materials will be compatible with the other Campus buildings. Primary access to this will be off 4th Street, with additional access from 6th Street.

Section 5.3.3 sets forth the Development Standards for all buildings within the Project.

5.2.1 Height Limitations

The maximum building height in the Specific Plan area is 52 feet as measured from the proposed building pad elevation to the highest point on the building for each specific building site; with the actual top of building elevation not to exceed a height above sea level per the FAA requirements for this site. Height restrictions will apply to meet Federal Aviation Regulation Part 77 (Obstructions to Navigation) standards. The Project site is located approximately 2,100 feet south of the American Forces Network (AFN) facility. The allowable building heights in the SP area is necessary to accommodate a satellite array; all required building heights are less than the restrictions for the satellite. Building heights will be restricted as shown along that line of sight and shall be consistent with the FAA limitations.

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Section 5.3 Development Standards

5.3.1 Purpose

This section is intended to produce the type of development that achieves the envisioned character for each of the zones. The Typical Illustrative Cross Section, illustrated in Figure 5-1, shows a "slice" of the type of development these Development Standards support in the various building areas. The cross section runs from the public right-of-way of a perimeter street to the center of the campus plan. Each area is described in detail on the following pages. Note that this drawing illustrates only one of a multitude of configurations permitted by these Development Standards.

*Figure 5-1 Typical Illustrative **Cross Section***



5.3.2 Public Realm Standards

The Public Realm (PR) area is intended to be a linear ~~recreational facility~~open space and the organizing outer feature of the campus. It accommodates the primary motorized and non-motorized circulation and provides unique locations that create a strong sense of place, civic character, and lasting value. This linear facility shall be the key pedestrian corridor that connects campus residents to other amenities within close proximity of the project. To ensure a significant amount of ~~publicly accessible~~ open space, the PR area requires a minimum distance between the zone boundary and the curb (30 feet of open space). Figure 5-2 illustrates a typical cross section of the PR area. The street configuration included here is one of a variety of configurations that could be used (see Section 5.6, Street Layout).

Figure 5-2 Public Realm Area



A. Vehicle Circulation, Access and Parking

1. Streets shall be allowed in the Public Realm (PR) area in compliance with Section 5.6, Street Layout.

2. Lateral driveways connecting the street with a parking lot may be provided and shall be limited as follows:

   a. Driveways shall be 28 feet in width, or as required by Fire Department;
   b. Driveways shall be limited to one driveway per 200 feet of frontage to minimize the number of curb cuts;
   c. Driveways shall comply with the standards set forth in Section 5.3.4, Driveways;
   d. To the extent possible, driveways shall be shared by adjacent parcels;
   e. Driveways shall be detailed with concrete aprons, rather than curb returns. Where a driveway and a sidewalk intersect, the sidewalk shall be the dominant feature and continue without change in grade or material, depicted in Figure 5-3.

3. Vehicle parking shall not be permitted in the PR area, except on-street parking (see Section 5.6, Street Layout). Parking in driveways shall be prohibited.

4. Passenger drop-off zones may be provided at the curb in place of on-street parking near building entrances. Curb-side drop-off zones shall be wheelchair accessible, clearly marked, and may be provided with a pedestrian shelter.

The curb frontage of a drop-off zone shall be limited to 75 feet in length. To preserve on-street parking drop-off zones shall be spaced at minimum 300 feet apart.

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Figure 5-3 Sidewalk and Interface



B. Pedestrian Circulation and Access

1. Sidewalks shall be provided along all streets in the PR area in compliance with Section 5.6, Street Layout.

2. Lateral walkways may be located in the PR area to provide the primary pedestrian access to individual building entrances, open spaces, and plazas located near proposed buildings. All walkways shall comply with the regulations set forth in Section 5.6, Street Layout.

3. Paved walkways and trails may be located in the PR area to provide additional pedestrian routes for secondary access or recreational use. All walkways and trails shall comply with the regulations set forth in Section 5.6, Street Layout.

C. Buildings

1. Buildings shall not be permitted in the PR area.

2. No more than one pedestrian shelter may be provided at each curb-side passenger drop-off zones located in the parkway. Shelters shall be limited to 150 square feet in size and shall be transparent, visually unobtrusive, and compatible with the campus-wide street furniture design.

D. ~~Publicly Accessible~~ Open Space and Landscaping

1. Open spaces and plazas ~~shall~~ may complement the streets throughout the PR area. Where provided, open spaces, and plazas are intended for use by residents, staff, program participants, and authorized guests. Public access to open space areas within the PR area other than the sidewalk is not required.

2. A minimum of 30 feet shall be provided between any point along the zone boundary and the curb to accommodate continuous ~~publicly accessible~~ and usable open space, except where a multi-use trail is located, in which case the minimum shall be 40 feet. This area may contain sidewalks, walkways, open spaces and plazas. Additionally, building frontages may encroach into this area as permitted in Section 5.5, Frontage Type Standards. Lateral driveways may be located within this area in compliance with subsection A above. Streets shall be prohibited.

3. All areas within the PR area not occupied by streets ~~shall be~~or designed for access and use for active or passive recreation, gathering, reflection, and/or healing shall be landscaped.

4. Open spaces and plazas shall be contiguous and visually connected with one another to contribute to an open "Campus Commons" character.

5. Open spaces, and plazas shall be ~~publicly accessible and usable~~designed for use by residents, staff, program participants, and authorized guests. These areas~~y~~ shall include any of the following amenities:

   a) Pedestrian walkways (see Section 5.6, Street Layout);
   b) Park benches;
   c) Shade structures, such as trellises;
   d) Picnic benches and tables;
   e) Bike racks;
   f) Street lighting (see Section 5.6, Street Layout); and
   g) Single bag trash and recycling receptacles.

6. Solid ~~F~~fences or walls shall be prohibited in the PR area. A site perimeter security fence a maximum of 6 feet 6 inches in height with a minimum opacity of fifty percent

(50%) is permitted. Garden walls a maximum of 24 inches in height may be permitted as part of a specific open space or plaza design

7. Landscaping shall support the campus center character and shall be in compliance with the Landscape Standards, Section 5.8.

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~~E. Private Open Space and Landscaping~~

~~1. All open space and landscaping in the PR area shall be accessible to all users; private yards or patios associated with specific users and enclosed by walls or fences shall not be permitted in the PR area.~~

~~F.~~ E. **Services and Utilities**

1. Above ground utility devices, equipment, access or meters shall be installed per agency standards.

2. Private trash and recycling dumpsters, such as those used in collection by Waste Management, shall not be permitted in the PR area at any time.

3. All above-ground utilities within the Specific Plan area shall be undergrounded, or as approved by the March JPA Engineer.

5.3.3 All Building Areas within the Specific Plan

A. Vehicle Circulation, Access and Parking

1. Streets shall be allowed in compliance with Section 5.6, Street Layout.

2. A secondary vehicle circulation and access system shall be provided consisting of:

   a. Driveways that connect the street with parking and any service areas behind the buildings. Driveways shall be limited as follows:

      i. Driveways shall be 24 feet in width, or as required by Fire Department.

   b. Driveways shall comply with the standards set forth in Section 5.3.4, Driveways:

      i. To the extent possible, driveways shall be shared by adjacent parcels.

3. Vehicle parking shall be permitted and shall be limited as follows:

   a. On-street parking in compliance with the applicable Street Layout Standards;

   b. Parking lots shall be landscaped in compliance with Section 5.8, Landscape Standards;

   c. Parking in driveways and alleys shall be prohibited; and

   d. All parking areas shall comply with Section 5.7.4, Parking Standards.

B. Pedestrian Circulation and Access

1. The primary entrance to a building shall be accessed from the sidewalk through an allowed frontage. A lateral walkway between the sidewalk and the building entrance shall provide direct access. All walkways shall comply with the regulations set forth in Section 5.6, Street Layout.

2. Paved walkways may provide additional pedestrian routes for secondary access or recreational use. All walkways shall comply with the regulations set forth in Section 5.6, Street Layout.

C. Buildings

1. Placement:
   a. Setbacks: B1, B2, and B3 ~~Each building~~ shall be located in compliance with the following setback requirements:

      i. Setback from the public realm: 0 feet minimum for the primary building façade; building frontages may encroach into the PR area as permitted in Section 5.5, Frontage Type Standards.

      ii. Side yard setback:
      - 0 feet if attached with adjacent building;
      - 10 feet minimum from side property line if detached;
      - 20 feet minimum between buildings on the same parcel; and

      iii. Setback from abutting property line or public right-of-way: 20 feet minimum

      Setbacks: B4 and B5 shall be located in compliance with the following setback requirements:

      i. Setback from the public realm: 0 feet minimum any building façade;

      ii. 5' minimum between B5 Comfort Home buildings

      iii. Setback from abutting property line or public right-of-way: 20 feet minimum

   b. The footprint of a building shall be limited to 60 percent of a parcel's area; if multiple buildings are located on the same parcel the cumulative footprint of all buildings shall be limited to 60 percent of the parcel's area.

2. Profile:
   a. Height limit: as per Section 5.2.1.

b. Frontage for B1, B2, and B3:

i. The transition from public to private, indoor to outdoor at the primary entrance shall be created by appropriate frontage types;

ii. The primary entrance to a building shall be accessed from the sidewalk through an appropriate frontage type;

iii. The following frontage types are permitted (see Section 5.5, Frontage Types Standards):
- Common Yard;
- Dooryard;
- Forecourt;
- Covered Forecourt;
- Shopfront and Awning;
- Gallery; and
- Arcade.

iv. Façades shall be composed in compliance with Section 5.9, Architectural Design Standards.

c. Frontage for B4 and B5:

i. The primary entrance to a building shall be accessed from the sidewalk;

ii. The frontages shall not comply to the façade portion of Section 5.5 or Section 5.9.2 Architectural Design Standards due to the campus-like characteristic of the Comfort Homes Village, as each Comfort Home has access to a communal open space courtyard while maintaining the architectural style and building color/materials that are compatible with the other Campus buildings; nor shall it comply with the façade portion of the low-rise multifamily building type, as the requirement does not apply to the unique program and location of the low rise multifamily building type on the project site.

D. ~~Public~~ Shared Open Space and Landscaping

1. Open spaces and/or plazas for use by residents, staff, program participants, and authorized guests are permitted but not required.

2. If provided, open spaces and plazas shall:

a. Be at minimum ~~20~~ 15 feet in depth and ~~30~~ 10 feet in width;

b. Be ~~publicly~~ accessible ~~and usable~~ for use by residents, staff, program participants, and authorized guests; and

c. Be landscaped in compliance with the Landscape Standards.

E. Private Open Space and Landscaping

1. Private yards or patios are permitted.

2. Private yards or patios may be separated through the use of fences, garden walls, landscaping, or adjacent building walls.

   a. Fences or garden walls separating private yards or patios in the setback area facing the Public Realm area shall be limited to 42 inches in height and shall complement the architecture of the building(s) in style, materials, and color. Chain link and barb wire fences shall be prohibited.

   b. Privacy fences or garden walls separating private yards or patios located along the side or section of a building facing the public right-of-way shall be limited to 72 inches in height and shall complement the architecture of the building(s) in style, materials, and color. Chain link and barb wire fences shall be prohibited.

3. Landscaping shall be in compliance with the Landscape Standards, Section 5.8.

F. Services and Utilities

1. Ground and wall mounted utility devices, equipment, access or meters shall be permitted. Any such devices shall be set back from the public right-of-way and shall be screened from public view using landscaping, fences, or garden walls.

2. Roof mounted electrical and mechanical equipment shall be completely screened from public view.

3. Trash and recycling cans and dumpsters shall be located behind the primary buildings and shall be screened from public view using landscaping, fences, or garden walls.

4. Loading areas shall be located behind the primary buildings and shall be screened from public view using landscaping, fences, or garden walls. Where necessary, adequate turn-around and back-up space for service and delivery vehicles shall be provided.

G. Perimeter Security Fence

1. A perimeter security fence shall be permitted.

a. Perimeter security fence shall be limited to 6 feet in height at top of upper rail with no portion of the fence extending more than 6 feet 6 inches in height total.
b. Perimeter security fence shall complement the architecture of the building(s) in style, materials, and color. Chain link and barb wire fences shall be prohibited.
c. Perimeter security fence within the setback area facing the Public Realm area shall have a minimum opacity of fifty percent (50%).
d. Automated vehicle entry gates shall be provided at each vehicle entrance as shown in Figure 4-2 Circulation. Vehicle entry gates shall be equipped with a two-way intercom connected to site security or allowing direct dial to residents to allow entry for authorized visitors. Vehicle entry gates shall provide method for emergency vehicle access approved by local fire or emergency services department.
e. Accessible pedestrian gates shall be provided at each location where perimeter security fence intersects with accessible pedestrian paths shown in Figure 4-3 Proposed Transit and Non-Vehicular Circulation. A minimum of one automated accessible pedestrian gate allowing for hands-free operation is recommended adjacent to each vehicular entry where automated vehicle gates are provided.

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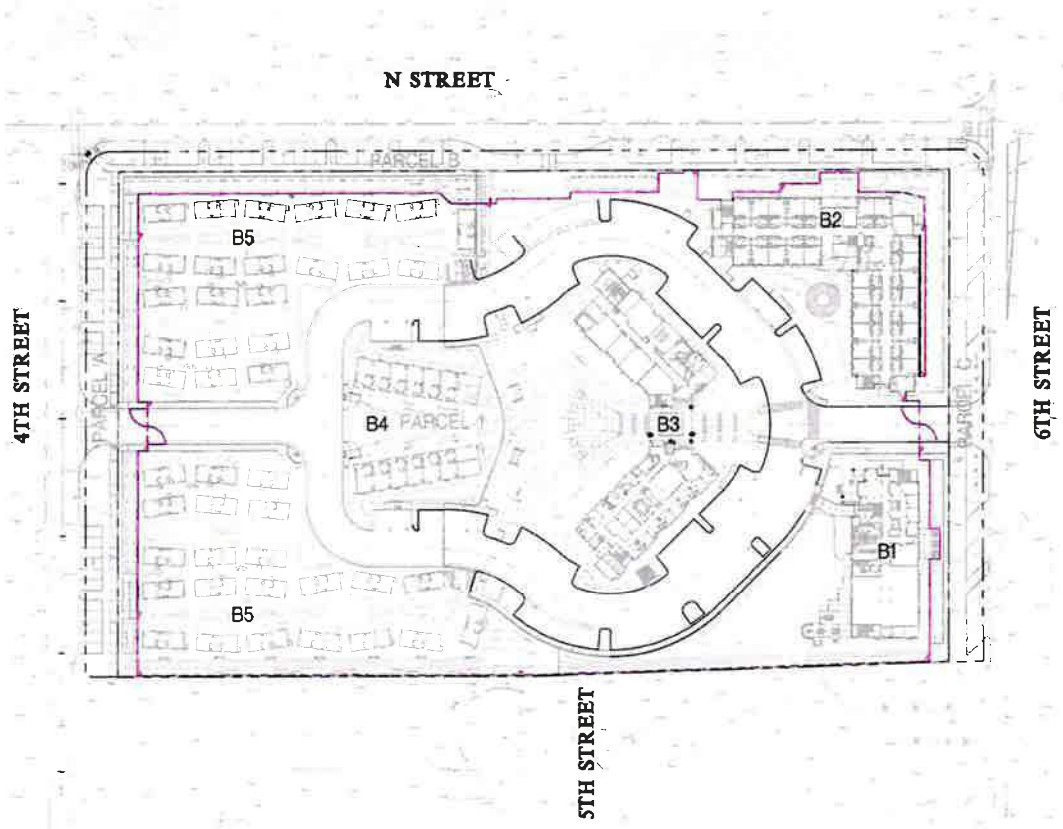
Figure 5-4 Perimeter Security Fence



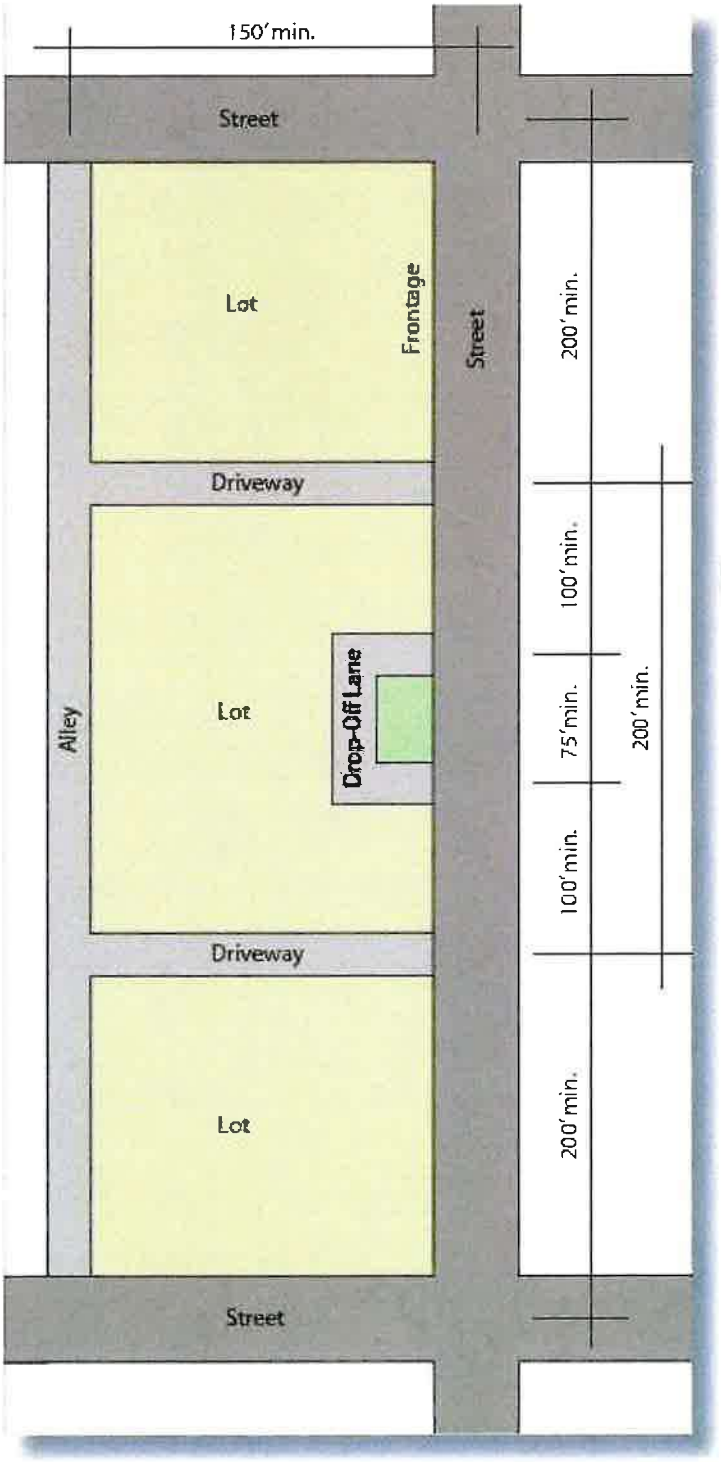
PERIMETER FENCE PLAN

5.3.4 Driveway Standards

A system of streets, driveways and alleys provides vehicular access to parking and for service vehicles on the individual sites. To ensure that driveways do not impede pedestrian comfort and safety the following requirements shall apply to all zones. To the extent feasible, driveways shall be shared between properties, and a continuous alley system shall provide secondary circulation and access. Driveways and alleys shall be configured and spaced in accordance with Figure 5-54, and as described below, or as approved by March JPA:

- Minimum spacing between adjacent driveway curb cuts: 200 feet, measured centerline to centerline.
- Minimum spacing between a driveway curb cut and the nearest street intersection: 200 feet, measured centerline to centerline.
- Minimum spacing between an alley curb cut and the nearest street intersection: 150 feet, measured centerline to centerline.
- One-way drop-off lanes located between driveway curb cuts shall comply with the following:
- Minimum spacing between the drop-off lane's entry and exit curb-cut: 75 feet, measured centerline to centerline; and
- Minimum spacing between the drop-off lane's entry and exit curb-cut and the nearest driveway curb-cut or street intersection: 100 feet, measured centerline to centerline.
- In order to minimize conflicts of vehicles turning in and out of driveways, driveway curb-cuts on opposite sides of a street shall comply with one of the following:
- Be aligned, or
- Be offset by a minimum 100 feet, measured centerline to centerline, or
- Be separated by a landscaped median.

Figure 5-54 Driveway Diagram



5.4 Design Emphasis Locations

Given the original land use as an Air Force Base, the Specific Plan architecture will make gestures to celebrate and respect the historic nature of the original use.

Emphasized Corners

The following guidelines apply to B1, B2, and B3

Buildings on corner lots shall address both street frontages through architectural means and require careful articulation of their corner expression. Acceptable corner emphasis techniques include:

Building mass:

- taller building volume at corner; or
- chamfered corner; or
- projecting building mass at the corner.

Wall elements:

- Façade that wraps the corner and equally addresses both sides; and
- Entrances and frontages on both sides.

Roof elements:

- tower element at the corner; or
- accentuated roof line at the corner.

Applied elements:

- wrap-around gallery or arcade frontage; or
- wrap-around balconies.

The following guidelines apply to B4 and B5

Buildings on corner lots shall address both street frontages; however, are not subject to express such through architectural means and do not require additional articulation of their corner expression. This is due to the very small scale of the buildings, their massing does not support further articulation. Additionally, the program of B4 and B5 are not complex or large enough to include elements such as multiple entry points, wrapping arcades, or balconies.

Primary Access Points

Primary access points to the campus shall be designed in a manner that helps create a distinct visual identity and conveys a sense of arrival at a special place. Primary access points shall be easily identifiable to support way finding that does not overly rely on

signage. Acceptable access point design techniques that convey the sense of entering a place include:

- Gateway markers or monumentation
- All such elements shall be of complementary design and shall support the overall campus design and architecture.
- Vertical architectural and/or sculptural elements are encouraged.
- Taller buildings that frame the access point.
- To achieve this buildings shall be placed near the intersection.
- Frontages facing the access street and corner emphasis is encouraged.
- Trees located in a small center median island at the access point.
- Deciduous trees with semi-transparent canopies are encouraged.

Section 5.5 Frontage Types Standards

The following Frontage Types Standards apply to B1, B2, and B3, as the frontage type standards help create proper spacing, multiple entrances and pedestrian access for these public/multi occupant use structures. The following Frontage Types Standards do not apply to B4 and the area of B5, because Building Area 5 includes individual privately occupied structures, therefore public access and spacing for approach is not applicable. These small one story comfort home units act more as a campus which does not allow for the same massing articulation. Building 4 is centered within the property therefore due to the location in the site, it does not engage with the public realm.

5.5.1 Purpose

A building's frontage defines the transition between the inside and the outside, and between the private and public realms. The frontage design is important as it dictates how the building affects the pedestrian realm. The Frontage Type Standards on the following pages describe the design characteristics of each of the Frontage Types permitted in the plan area. The images are intended to illustrate typical conditions. The actual design and configuration of a building's frontage may vary depending on the building's architecture and floor plan. This section also determines which Frontage Types are permitted in each of the zones, shown in Table 5-1. Table 5-2 determines the maximum permitted encroachment of a building frontage into the Public Realm area.

Table 5-1 Permitted Frontage Types

Frontage Type	PR	B1	B2
Common Yard	N/A	P	P
Dooryard	N/A	P	P
Forecourt	N/A	P	P
Covered Forecourt	N/A	P	P
Shopfront & Awning	N/A	P	X
Gallery	N/A	P	X
Arcade	N/A	P	X

Notes:
P = Permitted Frontage Types are permitted in this zone subject to compliance with these Frontage Type Standards.
X = Frontage Types are not permitted in this zone.
L = Limited. Permitted as secondary entrance only.
N/A = Frontage Types not applicable in this zone.

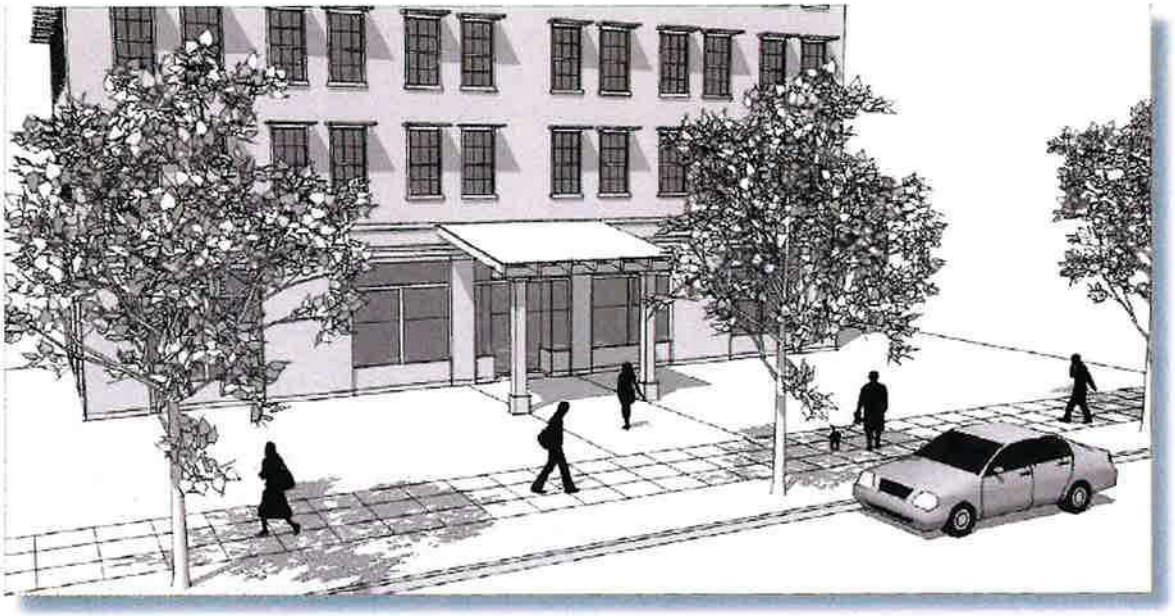
Table 5-2 Permitted Frontage Types

Frontage Type	Frontage Encroachment Into the Public Realm Zone
Common Yard	10 feet maximum for covered entries
Dooryard	15 feet or back of sidewalk, whichever is less
Forecourt	0 feet maximum, except 6 feet maximum for awnings attached to the facade
Covered Forecourt	0 feet maximum, except 6 feet maximum for awnings attached to the facade
Shopfront & Awning	6 feet maximum for awnings attached to the facade
Gallery	12 feet maximum
Arcade	0 feet maximum

5.5.2 Common Yard

The Common Yard frontage, depicted in Figure 5-65 is created by substantially setting back the building façade from the property line. Covered entries or front porches may encroach into the Common Yard. ~~Common Yards shall remain unfenced to achieve a visually continuous common landscape that ties into the public realm~~. Landscaping shall not be used to separate the front yard from the public realm or adjacent yards, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 5.8, Landscape Standards for additional requirements.

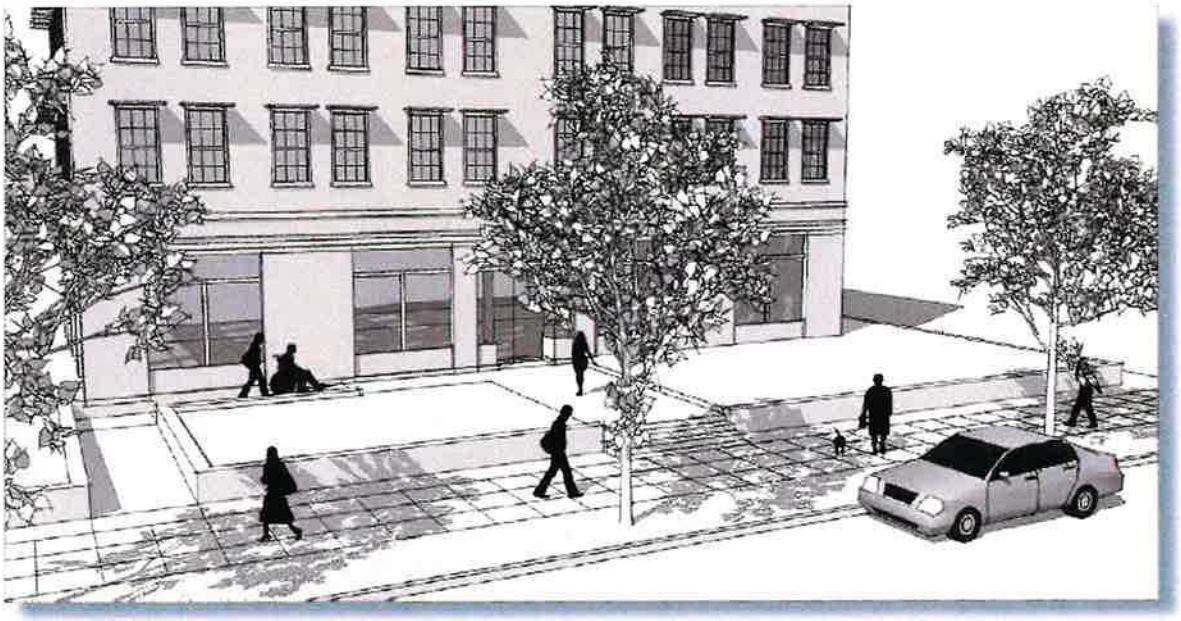
Figure 5-65 Common Yard Frontage



5.5.3 Dooryard

The Dooryard frontage, illustrated in Figure 5-76, is created by slightly elevating the front yard and surrounding it with low garden walls. Garden walls shall be limited to 24 inches in height to maintain visual connectivity between the Dooryard and the public realm, and the garden wall's design and materials shall be compatible with the building's architecture. Steps and/or ramps shall be provided to connect the Dooryard with the adjacent sidewalk. The building's entrance shall be accessed directly from the Dooryard, which may be hardscaped or landscaped, or a combination thereof. Landscaping shall not be used to separate the Dooryard from the public realm or adjacent yards, and shall be limited to grasses, groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. Plants may be planted directly in the ground or in pots. See Section 5.8, Landscape Standards for additional requirements.

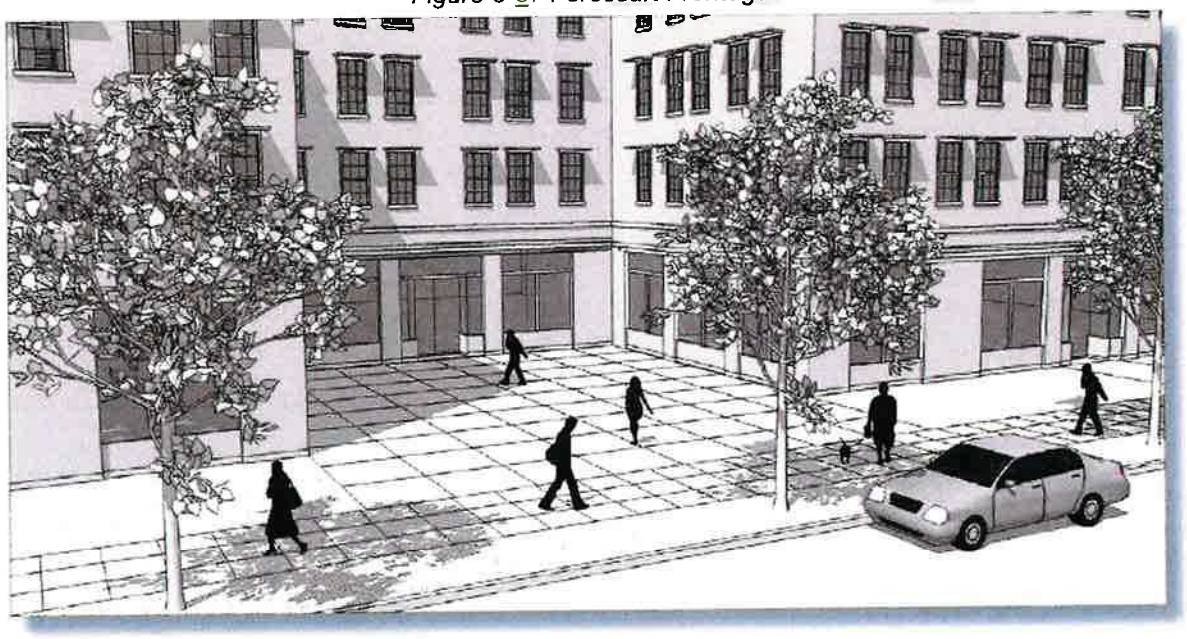
Figure 5-67 Dooryard Frontage



5.5.4 Forecourt

The Forecourt frontage, shown in Figure 5-~~8~~7 is created by setting back a portion of the building façade, typically the middle, to create an entry square that is surrounded by building façades on three sides. Forecourts shall be at minimum 20 feet in depth and width. Forecourts may provide access to a central lobby of a larger building or may provide access to multiple users through individual entrances. A Forecourt may be combined with other frontage types at individual entrances, such as a Shopfront. Forecourts may be hardscaped or landscaped, or a combination thereof, and may be elevated above the sidewalk level a maximum of 24 inches to maintain visual connectivity between the Forecourt and the public realm. If elevated, steps and/or ramps shall be provided to connect the Forecourt with the adjacent sidewalk. Landscaping shall not be used to separate the Forecourt from the public realm, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 5.8, Landscape Standards for additional requirements.

Figure 5-~~8~~7 Forecourt Frontage



5.5.5 Covered Forecourt

The Covered Forecourt frontage, depicted in Figure 5-9~~8~~, is created by setting back a portion of the ground-floor façade, typically the middle, to create an entry square that is surrounded by building façades on three sides and covered by the upper stories extending over that space. Covered Forecourts shall be at minimum 10 feet in depth and 20 feet in width. Covered Forecourts may provide access to a central lobby of a larger building or may provide access to multiple users through individual entrances. A Covered Forecourt may be combined with other frontage types at individual entrances, such as a Shop-front.

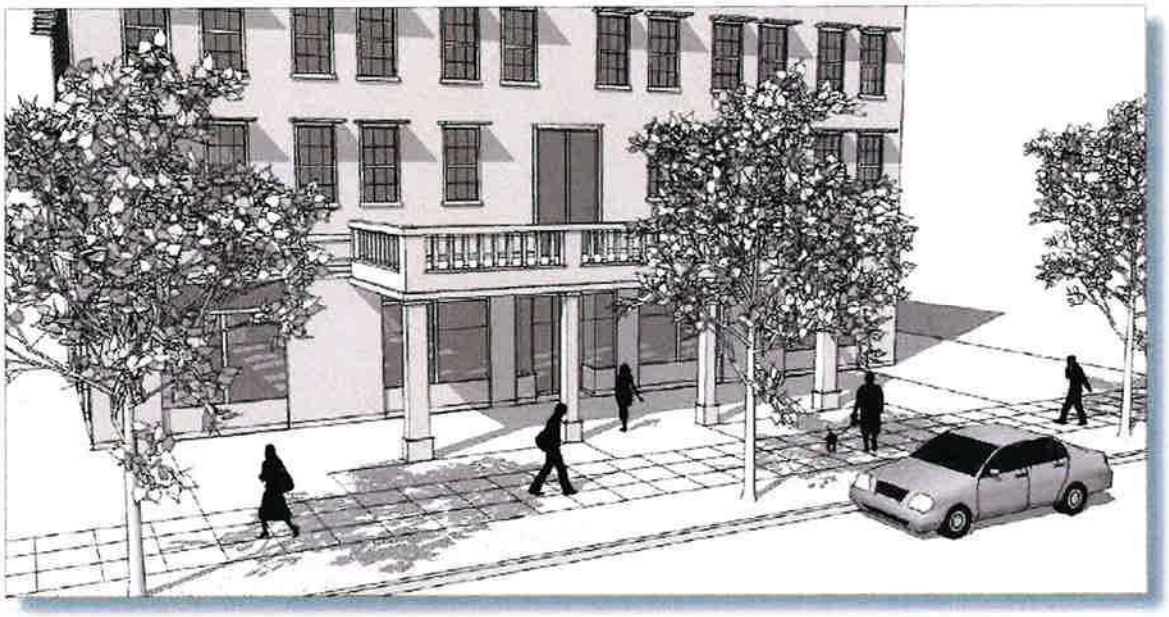
Figure 5-~~8~~9 Covered Forecourt



5.5.6 Gallery

The Gallery frontage, shown in Figure 5-10~~9~~, is created by attaching a colonnade to the building façade. The Gallery encroaches into the front setback and provides a covered or partially covered walkway that parallels the sidewalk alongside the façade that leads to the primary entrance. The Gallery also provides a balcony for second-story uses. The Gallery frontage shall provide at minimum eight feet of clearance between the façade and the inside of the posts or columns, and a minimum clearance height of 10 feet. Landscaping shall not be used to separate the front yard from the public realm, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 5.8, Landscape Standards for additional requirements.

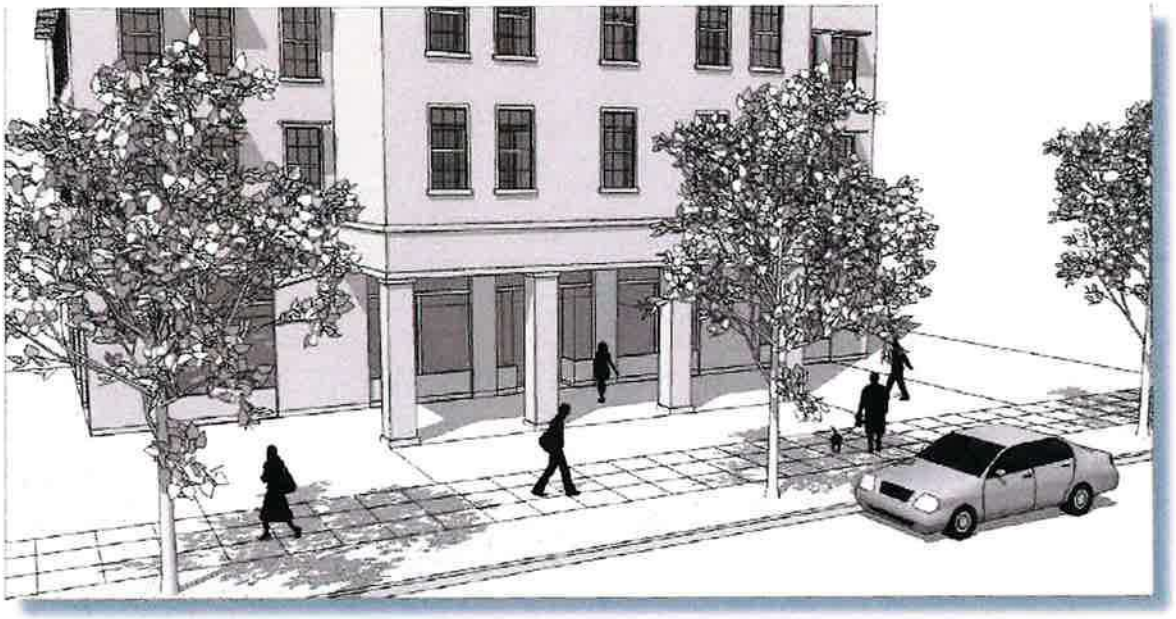
Figure 5-~~9~~10 Gallery Frontage



5.5.7 Arcade

The Arcade frontage, depicted in Figure 5-11~~0~~ is created by projecting the building's upper floors and encroaching into the front setback. A colonnade structurally and visually supports the projecting building mass. Similar to the Gallery, the Arcade provides a covered or partially covered walkway that parallels the sidewalk alongside the façade that leads to the primary entrance. The Arcade also provides habitable and usable interior space on upper floors. The Arcade frontage shall provide at minimum eight feet clearance between the façade and the inside of the columns, and a minimum clearance height of 10 feet. Landscaping shall not be used to separate the front yard from the public realm, and shall be limited to groundcovers, low shrubs, and trees with sufficiently transparent canopies that permit views of the building façade. See Section 5.8, Landscape Standards for additional requirements.

Figure 5-11~~0~~ Arcade Frontage



Section 5.6 Street Layout

5.6.1 Purpose

The U.S. Vets Transitional Housing Program Campus circulation system is based on the design principle that understands streets as linear public spaces with a multitude of functions (see Public Realm area). Streets are planned as an integral part of the public realm rather than transportation utilities with the sole purpose of moving automobiles. Therefore, circulation in the plan area shall be provided through a multimodal, interconnected and hierarchical system of thoroughfares that balances the needs of automobile traffic, pedestrians, bicyclists, and potentially transit. This section provides the standards for a range of thoroughfares that may be located in the Specific Plan area. These standards ensure that the plan area provides safe, attractive and interesting routes for pedestrians, bicyclists and automobiles, in order to provide genuine transportation choices and encourage non-motorized trips for much of the internal traffic. This reduction in vehicle trips increases the efficiency and performance of the streets and parking areas and may allow street cross sections with fewer lanes and smaller, shared parking areas than conventional development would require.

5.6.2 Vehicular Circulation

The vehicular circulation system consists of a hierarchy of thoroughfares, including Arterials that bound the plan area on three sides (Cactus Avenue, Riverside Drive north of Meyer Drive, and Heacock Avenue), Major Connectors that provide primary access to the plan area from adjacent streets (Meyer Drive and Riverside Drive), and Minor Connectors that provide local access and circulation. The Specific Plan proposes two primary entry points into the plan area, one at 6th Street and the other at 4th Street. The internal campus circulation of a loop road that provides circulation and primary access throughout the campus building areas.

5.6.3 Emergency and Service Vehicle Access Points

To reduce emergency response time and minimize conflicts between emergency vehicles and regular traffic as well as pedestrians the Specific Plan will provide emergency access to the site per fire and police standards and requirements.

5.6.4 Pedestrian Circulation

The pedestrian circulation system primarily consists of continuous sidewalks along the proposed Major and Minor Connectors ~~(see Vehicular Circulation Diagram)~~, which are intended to provide the primary access to all buildings in the plan area. These sidewalks are complemented by lateral walkways that provide access to individual building entrances, open spaces and plazas located in the building areas. Further walkways and trails may be located in the Public Realm area and the building areas to provide additional pedestrian routes for secondary access or recreational use. All pedestrian

walkways and trails shall be interconnected and form a continuous network of pedestrian routes.

5.6.5 Bicycle Circulation

The bicycle circulation system is based on a two-tiered approach. Experienced bicyclists and bike commuters may share the travel lane with slow moving vehicular traffic on internal streets. West of 6th Street where a higher volume of traffic is anticipated a multi-use trail located along the building frontages provides a continuous off -street path for recreational bicyclists and those less comfortable riding on the streets. See also Section 5.6.6, Street Layouts.

5.6.6 Street Layouts

The plan area circulation shall be developed using street layouts that support a balanced and hierarchical system. As described above the vehicular circulation system consists of a hierarchy of thoroughfares, including Arterials that bound the plan area on three sides (Cactus Avenue, Riverside Drive, and Heacock Avenue), Major Connectors that provide primary access to the plan area from adjacent streets (Meyer Drive, and a new street in the northern portion of the plan area connecting Riverside Drive and Cactus Avenue), and Minor Connectors that provide local access and circulation. Although minor connectors south of Meyer Drive are encouraged to provide bike lanes, they may not be provided if land use density and traffic volumes justify co-location of auto and bike trails. While all street layouts intend to balance the needs of all transportation modes, Major Connectors and Minor Connectors differ in focus and operational needs as follows:

- Major Connectors provide the primary vehicular access to the plan area. They are designed to accommodate more significant traffic loads and slightly higher traffic speeds than Minor Connectors. Travel lanes may be slightly wider, vehicular and pedestrian cross movements may be limited, and driveway access may be more constrained to reduce friction.

- Minor Connectors provide local access throughout the plan area. They are designed for slow moving traffic that is compatible with a vibrant pedestrian environment and frequent pedestrian crossings. Travel lanes shall be narrow to encourage slower speeds and ease in crossing. Additional turning lanes could be added at intersections as necessary for traffic operations. If roundabouts are deemed appropriate, they could be used at intersections for traffic control.

A series of Street Layouts is provided in the following discussions. Table 5-3, Street Layouts, identifies which Street Layouts are allowed for Major Connectors and Minor Connectors. Additionally, the selection of a Street Layout for a given location shall be based on capacity needs and context, with the goal to create a balance between the needs of all transportation modes. The internal loop circulation system will be designed as a private way / parking lot with 30 foot wide drive aisles and 18 foot deep

perpendicular parking stalls adjacent to the drive aisles where parking is proposed. The primary entrance to the site would be off of 6th Street and the secondary entry would be off of 4th Street.

Table 5-3 Street Layouts

Street Layout	Major Connector	Minor Connector
A: 2 travel lanes, parallel parking with parkway	X	P
B: 2 travel lanes, perpendicular parking with no parkway	P	P
C: 2 travel lanes, perpendicular parking with parkway	P	P
Notes: P = Permitted X = Not Permitted		

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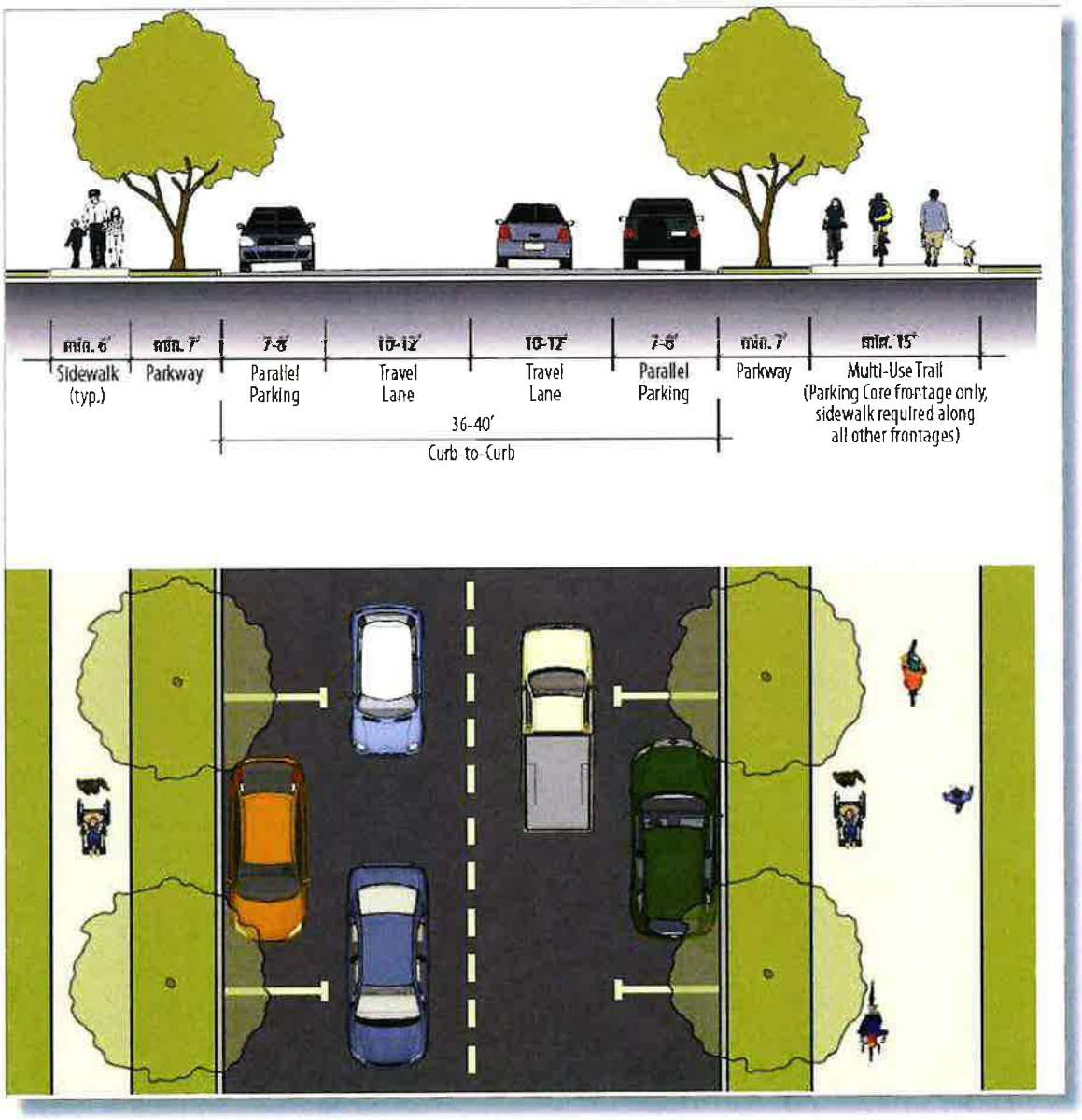
Street Layout A:

Street Layout A provides one travel lane in each direction, as well as parallel on-street parking on both sides. Sidewalks are provided on both sides of the street, separated from the street by landscaped parkways with street trees. All dimensions shall be as shown in Figure 5-1~~2~~2, below.

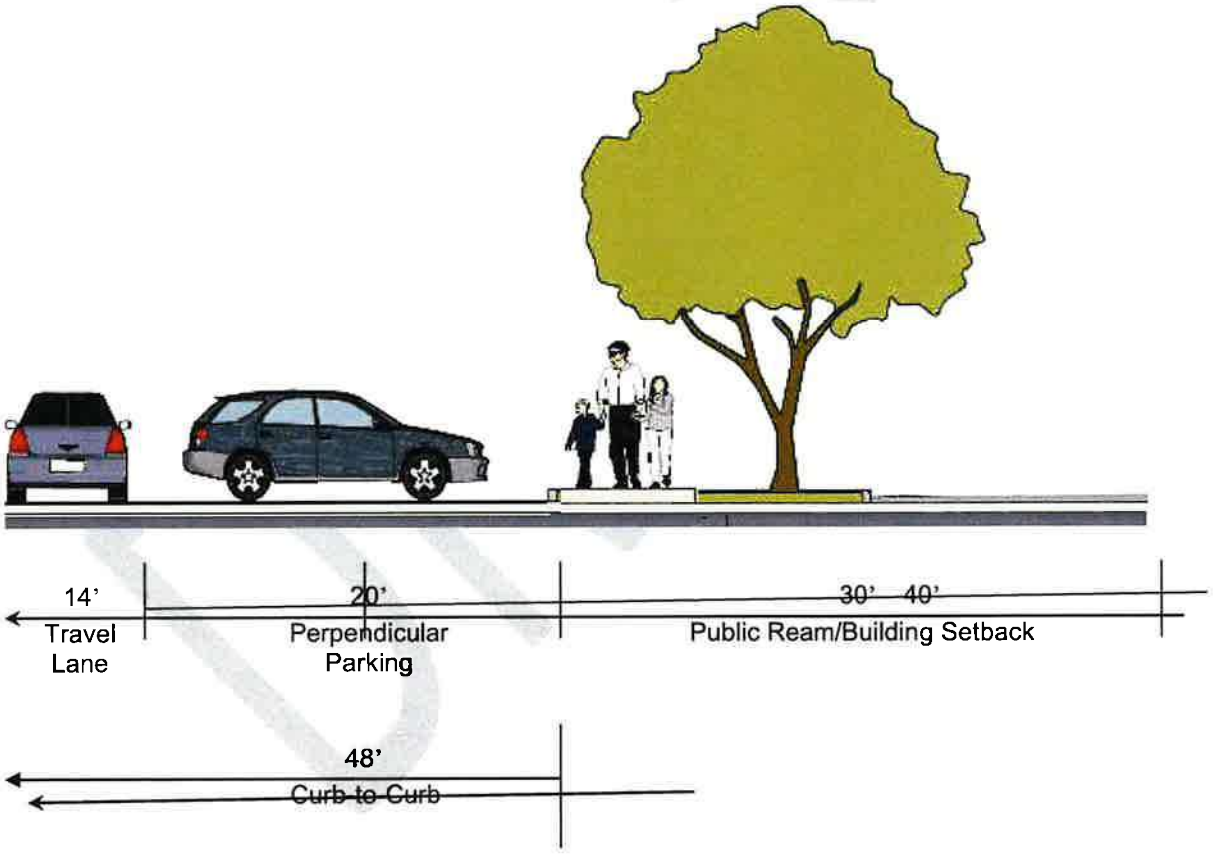
Figure 5-~~1~~12 Street Layout A



Street Layout B:

Street Layout B provides one travel lane in each direction. Perpendicular on-street parking is permitted on both sides of the street. Sidewalks are provided on both sides of the street, adjacent to the back of the parking stall curb. All dimensions shall be as shown in Figure 5-132 below.

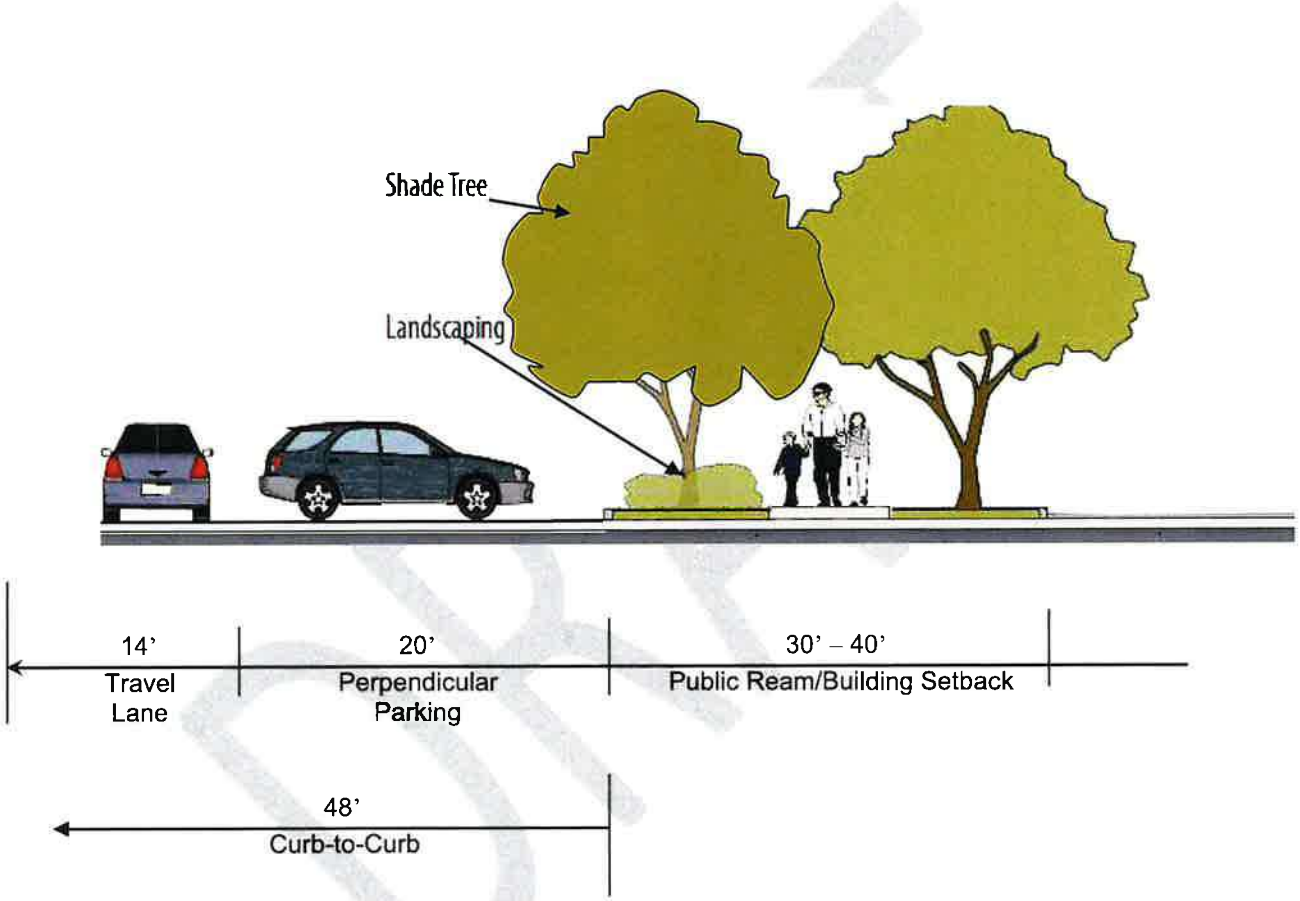
Figure 5-123 Street Layout B



Street Layout C:

Street Layout C provides one travel lane in each direction. Perpendicular on-street parking is permitted on both sides of the street. Sidewalks are provided on both sides of the street, separated from the street by landscaped parkways with street trees. All dimensions shall be as shown in Figure 5-1~~4~~3 below.

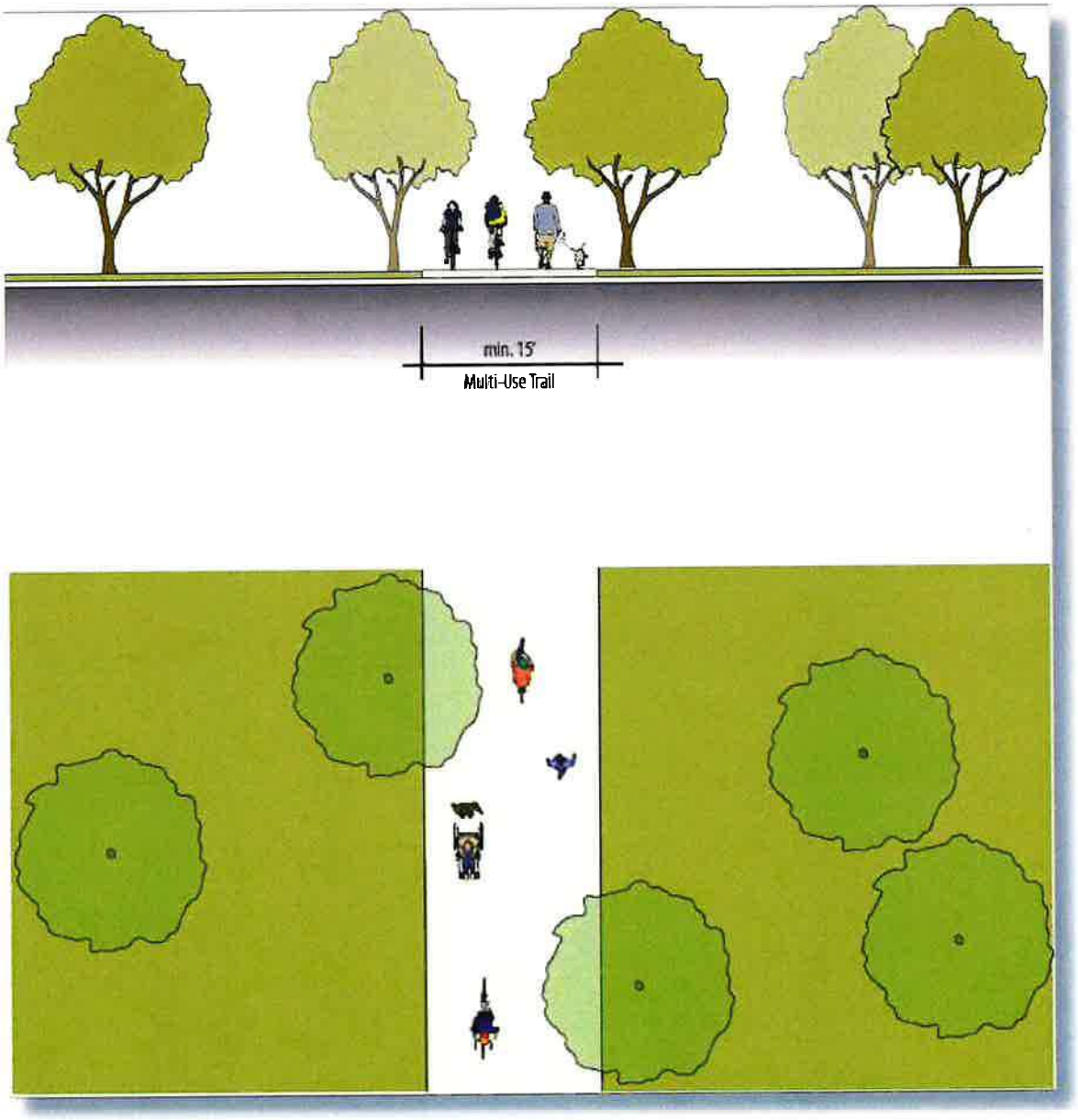
Figure 5-1~~4~~3 Street Layout C



5.6.7 Multi-Use Trail Standards

Multi-Use Trails may be provided for shared use of pedestrians and bicyclists apart from the street. Multi-Use Trails shall be paved and at minimum 15 feet in width, and ADA-compliant. Multi-Use Trails are intended for recreational use in a park-like setting and shall not be meandering, as shown in Figure 5-154.

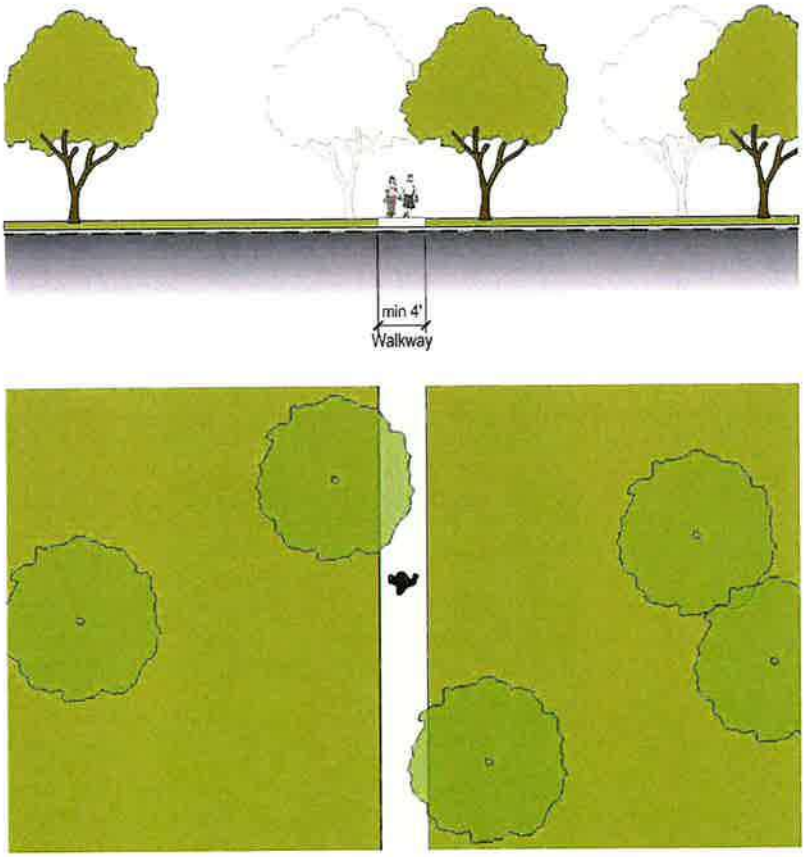
Figure 5-154 Multi-use Trail Layout



5.6.8 Pedestrian Walkway Standards

In addition to the sidewalks along the proposed Connectors, paved walkways are intended to provide access to individual building additional pedestrian routes for secondary access or recreational use. Walkways shall be made of poured concrete or pavers, and shall be at a minimum ~~six~~ four feet in width. Walkways shall be in compliance with the Americans With Disabilities Act (ADA). Walkways are intended for formal access and circulation, as illustrated in Figure 5-1~~5~~6; they may be straight or curved per the individual site or open space design, but shall not be meandering.

Figure 5-1~~6~~5 Pedestrian Walkway Layout



5.6.9 Pedestrian Crossings

Safe and convenient pedestrian crossings are an integral element of the Project pedestrian circulation system. To ensure safety and convenience pedestrian crossings in the plan area the following standards shall apply.

- Crosswalks shall be at minimum six feet in width and perpendicular to the travel lanes.

- Crosswalks shall be located to provide convenient access between major building entrances. The spacing between crosswalks shall not exceed 300 feet.

- Curb extensions (or bulb-outs) at all crosswalks shall be required in order to:

    - improve visibility of pedestrians waiting to cross and approaching vehicles;

    - visually narrow the perceived street width to encourage slower traffic speeds; and

    - balance pedestrian safety, streetscape aesthetics, and vehicle operations.

- Curb extensions shall replace the parking lane and shall encroach into the roadway width by the parking lane width.

- All crosswalks shall comply with the Americans with Disabilities Act.

- All crosswalks shall be clearly marked to heighten driver awareness and improve visibility of both the crosswalk and pedestrians. Acceptable methods include colored pavement or pavers, and ladder pavement markings. See Figures 5-1~~6~~7 and 5-1~~7~~8.

Figure 5-176 Crosswalk With Colored Pavement

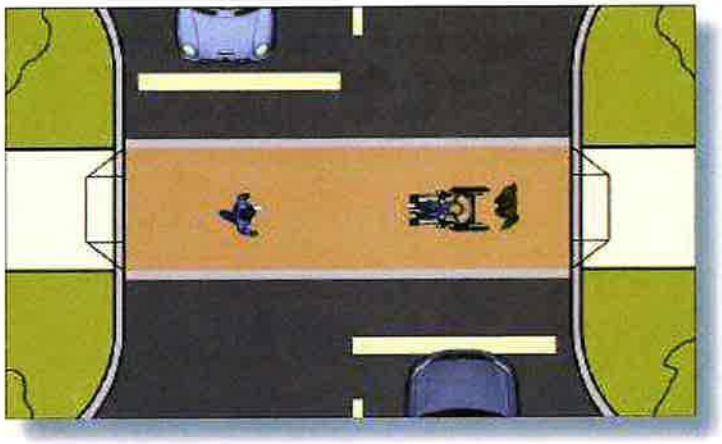
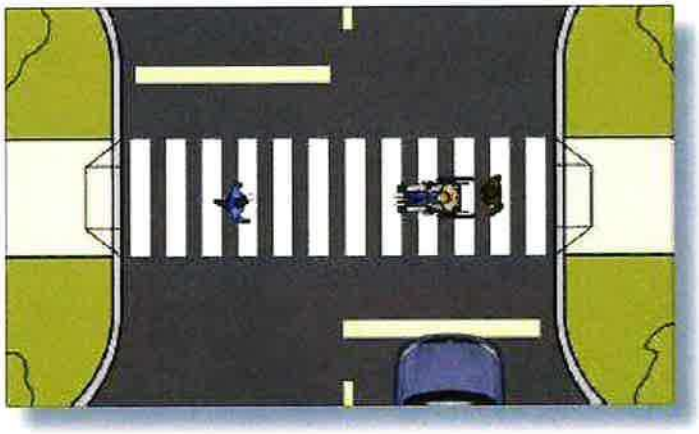


Figure 5-178 Crosswalk With Ladder Pavement Marking



- All crosswalks shall be provided with signs indicating the crosswalk to drivers. Pedestrian activated signals shall be provided when required by the March JPA engineer for the promotion of public safety.

Figure 5-1~~8~~9 shows a typical crosswalk configuration for a Street Layout without median.

Figure 5-1~~8~~9 Typical Pedestrian Crossing Without Refuge

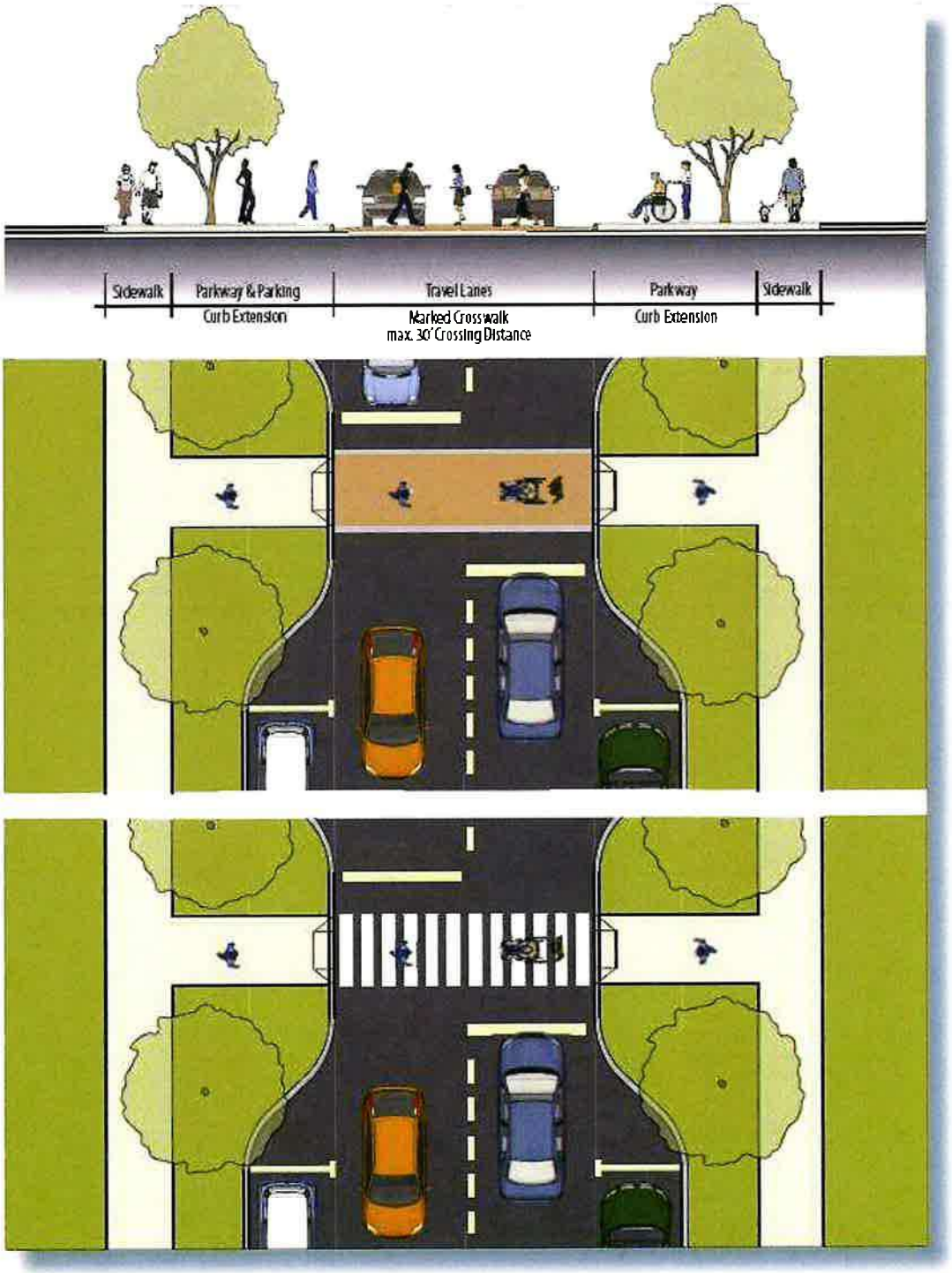
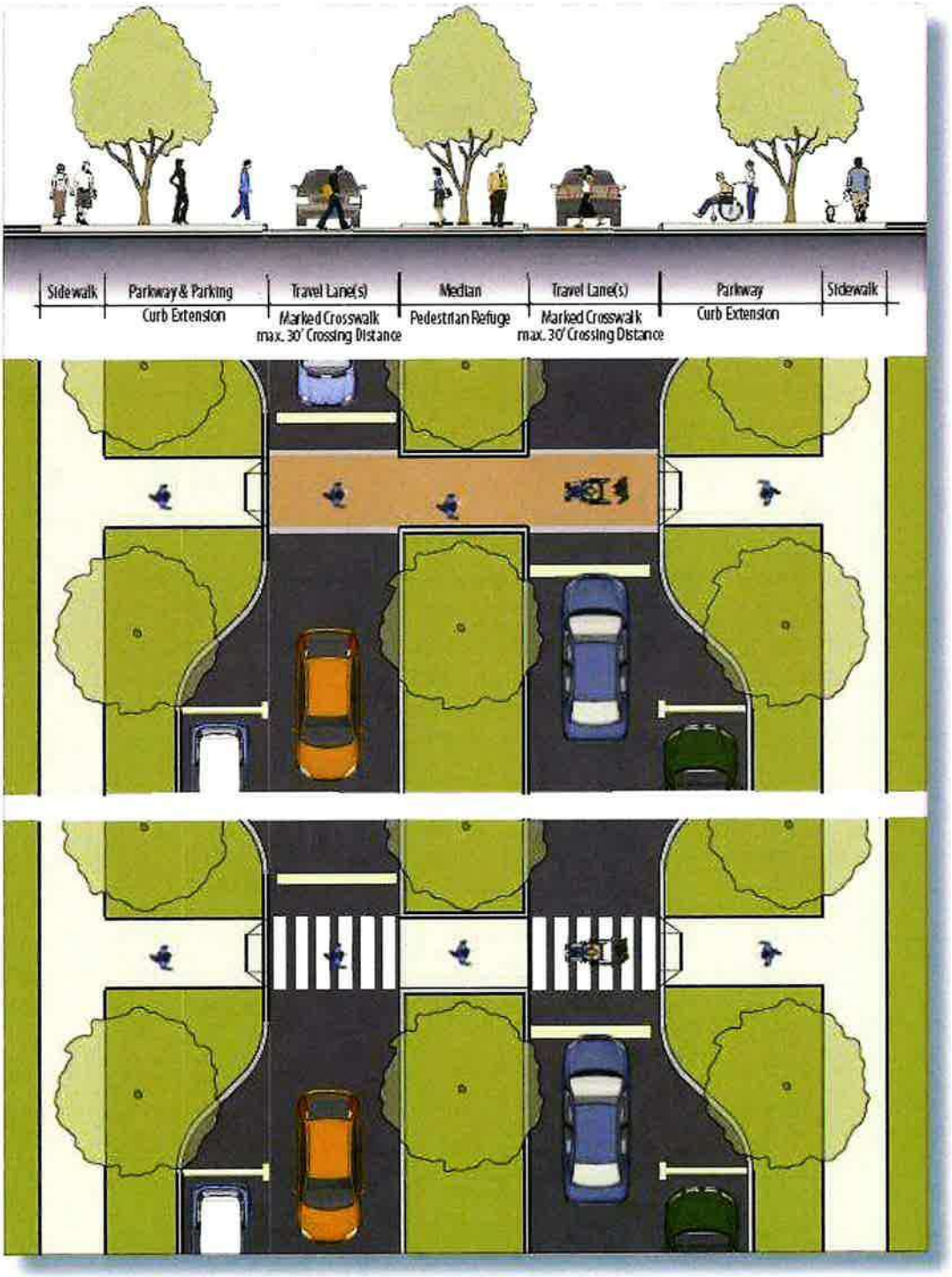


Figure 5-~~19~~ 20 shows a typical crosswalk configuration for a Street Layout with median.

Figure 5-~~19~~ 20 Typical Pedestrian Crossing With Refuge



Section 5.7 Parking Standards

5.7.1 Purpose and Applicability

The Parking Standards describe parking strategies for the U.S. Vets Transitional Housing Program Campus and regulate off -street parking requirements, parking location, and design aspects of parking areas.

5.7.2 Parking Requirements

The following parking standards (Table 5-4) shall apply to the Specific Plan Area:

Table 5-4. Parking Ratios

Type	Ratio	Units/Area	Stalls Req'd	Parking Added Per Phase	
Phase I				Onsite	Offsite
Residents	.5 per unit Table 4-5 Institutional Residential	128	64		
Support	1 per 400 sf Table 4-5 General Medical Office	0	0		
Parking Required			64	60	45
Type	Ratio	Units/Area	Stalls Req'd	Parking Added Per Phase	
Phase II				Onsite	Offsite
Residents	.5 per unit	105	53		
Support	1 per 400 sf	22,400 sf	56		
Parking Required			109	94	24
Type	Ratio	Units/Area	Stalls Req'd	Parking Added Per Phase	
Phase III				Onsite	Offsite
Residents		90	45		
Support		0	0		
Parking Required			45	0	23
Total Parking Required		218			
Total Parking Provided		246			
Total On-Site				154	
Total Off-Site					92

Type	Ratio	Units/Area	Stalls Required
Required			
B1, B2, B3			121
B4, B5	.89	68	61

Support (B4)	1/1,000	+/- 1,800 SF	2
Employee (B4)		3	3
Total Required			187
To be Provided			189

Long-term parking shall be accommodated on the street and along the Public Realm area. The location of parking areas and the manner in which they are accessed are specified in the Development Standards.

The parking requirements for institutional residential uses include on-street parking.

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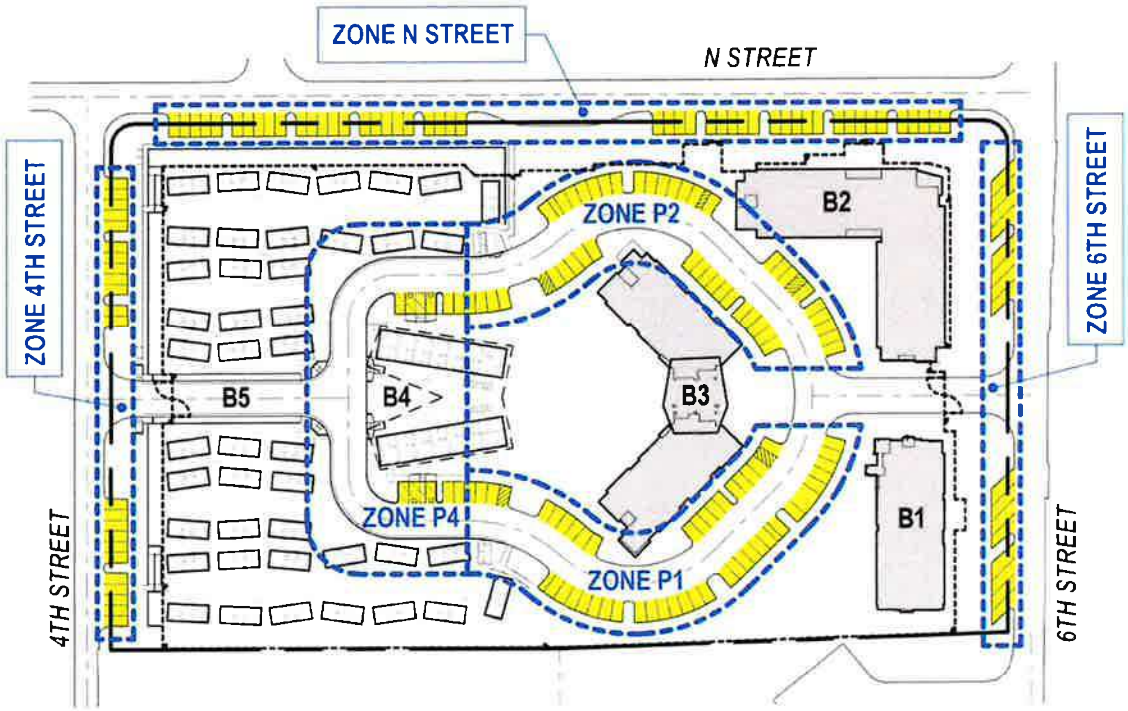
~~This~~ Figure 5-21 shows the layout of required parking stalls by zone.

Figure 5-21 Parking ~~Layout~~by Zone



PROPOSED PARKING DIAGRAM

LEGEND

Parking Spaces

Parking Zones

NORTH

0 30 60 120 240

1 inch = 120 feet

Zones Below Correspond to Parking Study

Zone P1	49 Spaces
Zone P2	43 Spaces
Zone P4	10 Spaces
Zone N Street	48 Spaces
Zone 4th Street	23 Spaces
Zone 6th Street	16 Spaces

Total Number of Spaces to be Provided on Site:	**189 Spaces**

5.7.3 Accessible Parking Requirements:

The following requirements for handicapped accessible parking are intended to be consistent with the state law requirements at the time of the adoption of this Specific Plan. Any conflicting provisions or future changes in state or federal requirements shall preempt the standards for provision of accessible parking spaces contained in this Specific Plan.

- Each parking lot shall provide accessible parking spaces at the rates identified in Table 5-5.

Table 5-5: Accessible Parking Requirements

Total Spaces Provided	Number of Accessible Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2 percent of total spaces
1,001 and over	20 plus 1 for each 100 spaces or fraction thereof over 1,001

- Each accessible parking space shall be 14 feet wide, striped to provide a nine-foot wide parking area and a five-foot wide loading area (access aisle) and shall be a minimum of 18 feet in length. If two accessible spaces are located adjacent to each other, they may share the five-foot wide loading area, resulting in a width of 23 feet for the two spaces.

- One in every eight handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than eight feet wide. If two van accessible parking spaces are located adjacent to each other, they may share a common eight-foot

wide loading area.

- When less than five parking spaces are provided, at least one shall be 14 feet wide, striped to provide a nine-foot parking area and a five-foot loading area. Such space shall not be required to be reserved or identified exclusively for use by persons with disabilities.

- 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.

- In each parking area, a 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 subsection would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided.

- The slope of an accessible parking stall shall be the minimum possible and shall not exceed one-quarter inch per foot in any direction.

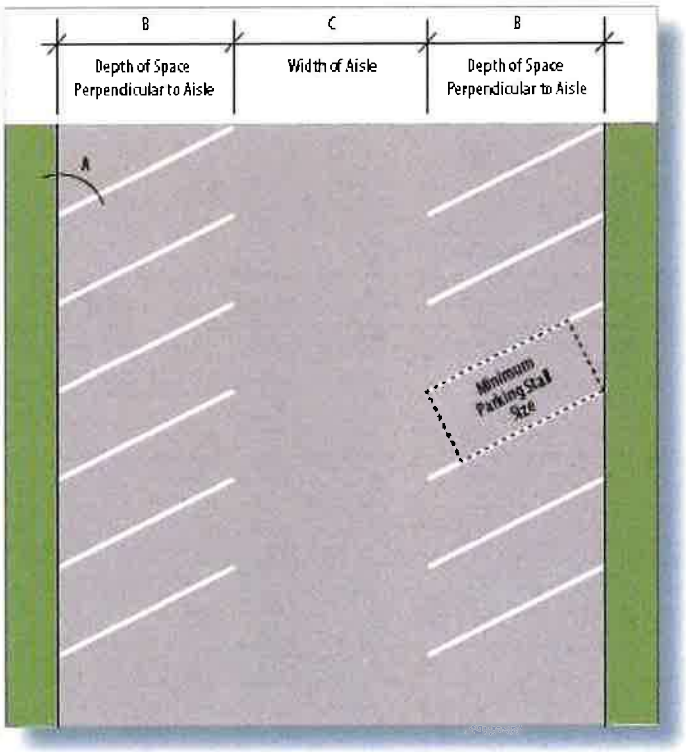
- Notwithstanding the off -street parking requirements of this Specific Plan, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification of an existing facility to comply with the requirements described in this subsection.

5.7.4 Parking Lot Standards

All parking lots located in the Project area shall comply with all applicable requirements contained in this Section.

- Parking spaces shall be a minimum of nine feet in width by ~~19~~ 18 feet in depth. In angled parking configurations stalls shall be large enough to fully contain a rectangle with the minimum stall dimensions, as shown in Figure 5-~~20~~22. The paved parking stall depth may be decreased by up to two feet by providing an equivalent vehicle overhang into landscaped areas.

Figure 5-~~20~~22: Minimum Stall Dimensions



- Pairs of on site parking spaces for use by employees of a single use may be provided in tandem configuration (one behind the other) when approved by the JPA Planning Director.

- Parking lot aisles shall not exceed five percent slope and shall have minimum dimensions as identified in Table 5-6. Figure 5-20 illustrates a basic parking lot configuration.

Table 5-6: Minimum Parking Lot Dimensions

Traffic Flow	A Angle of Parking	B Minimum Depth of Space Perpendicular to Aisle	C Minimum Aisle Width
2-Way	90	18	24
2-Way	60	21	24
2-Way	45	20	24
1-Way	90	18	22
1-Way	60	21	16
1-Way	45	20	14

1 - Depth may be decreased by up to two feet by providing an equivalent vehicle overhang into landscaped areas.
2 – Limited to 30 percent of the number of spaces for each parking lot.

- All parking areas shall be permanently paved and shall be separated from landscaped areas by curbs. Concrete wheel stops shall be prohibited.

Parking Lot Access and Circulation:

- Where available, parking lots shall be accessed from a drive aisle. Additional driveway access shall be limited per applicable zone standards. Driveway curb cuts shall not be permitted within 100 feet of any intersection or curb cut.

- Driveways providing access to a parking lot shall allow for stacking distance of at least 30 feet back from the property for exiting vehicles. The stacking distance shall be clear of intersecting vehicles from parking aisles or spaces.

- The entrances to a parking lot driveways shall be detailed with enhanced pavement, such as pavers or stamped concrete. Where a driveway and a sidewalk intersect, the sidewalk shall be the dominant feature and continue without change in grade or material.

- Driveways and drive aisles may be utilized for internal circulation. Driveways and drive aisles 24 feet in width, or as required by the Fire Department.

Parking Lot Pedestrian Access:

□ Pedestrian walkways shall comply with the regulations set forth in Section 5.6.6, Street Layout. Vehicle overhangs shall not encroach into the minimum width.

□ Pedestrian walkways shall be provided as follows:

O At least one walkway shall be provided for each parking lot for pedestrian circulation and building access.

O Parking lots shall comply with Uniform Federal Accessibility Standard and the Americans with Disabilities Act (see 4.8.4 Accessible Parking Requirements above).

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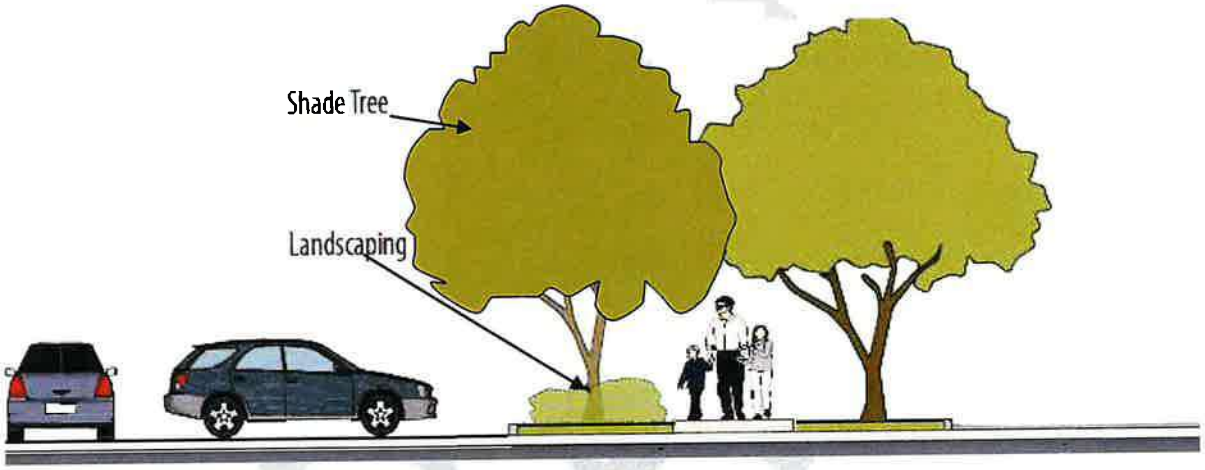
Street Parking Landscaping:

□ Street parking areas where landscaped planters and tree wells are provided shall have a minimum width of not less than seven feet and shall be protected from vehicle overhang through the provision of curbs and/or car stops. Any vehicle overhang shall require the minimum planter area width to be expanded by an equivalent dimension, as shown on Figure 5-~~21~~23.

Figure 5-~~21~~ 23 Landscape Screen A



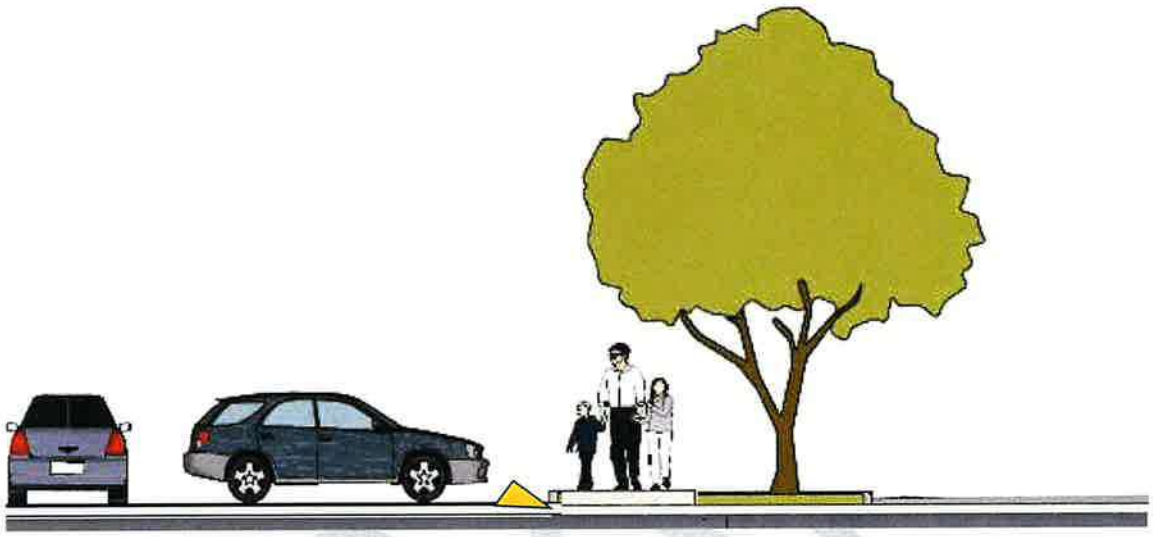
□ Trees shall be planted per the applicable sections of the Landscape Standards (see Section 5.8).

□ Public street parking areas shall be set back from the property line per applicable area standards. A continuous screen along public streets shall be created through a combination of public realm area landscaping and architectural building features.

□ All lighting used to illuminate a parking lot shall be shaded or diffused so as to reflect the light away from the adjoining property and from public rights-of-way. Light fixtures shall match or be compatible with the street light fixtures.

- Where parking stalls directly abut sidewalks with no parkway or planter separations, car stops shall be required, as shown in Figure 5-~~22~~24.

Figure 5-~~22~~24 Landscape Screen B



- All parking areas shall be graded and provided with drainage facilities for the disposal of storm water without surface flow over sidewalks or walkways.

- Landscaping shall be limited to 36 inches in height, measured from top of curb within 25 feet of any driveway entrance to ensure visibility. Any trees located in these areas shall have trunks not exceeding eight inches in diameter and shall have a minimum branching height of eight feet.

- Additional standards for parking areas are included in Section 5.8 (Landscape Standards).

Section 5.8 Landscape Standards

Landscaping will be a critically important design element in the design of the Specific Plan. It should be used to create a unifying theme throughout the Campus while providing flexibility for individual buildings and settings within the community to display their distinct identity. In the Specific Plan, landscaping should provide the common link that ties the Campus together. Through the use of attractive water efficient plants in natural settings, the landscape architecture can provide a water wise yet lush and natural environment. This section describes the minimum landscape requirements that shall be followed in the design of the improvements within the Specific Plan. The landscape should help to express Specific Plan Cutting Edge innovative design features and shall:

- Define, unify and enhance the public space.
- Enhance and define the Specific Plan entries.
- Screen views of parking, loading, and service areas and provide a buffer from adjacent areas.
- Soften uninterrupted architectural massing.
- Complement the structures and their orientation on the site.
- Help define building entries.
- Provide shelter from the environment. Development within the Specific Plan area shall comply with these landscaping and irrigation guidelines. In the event of a conflict between other agency guidelines and these guidelines, these guidelines shall govern. Unless prohibited due to difficulties on a specific site, development shall comply with the following Landscaping and Irrigation guidelines.



Drought Tolerant Plant Palette

5.8.1 Landscape and Irrigation Guidelines

Landscaping will be the unifying element within the Specific Plan that promotes the campus character envisioned by the preceding development guidelines. The provisions of these guidelines, plans and specifications shall apply as follows:

- Landscaping shall be selected from the Plant Palette included in Appendix H.

- All areas not devoted to parking, drive aisles, walkways, building, or other operational hardscape areas shall be landscaped and permanently maintained.

- To complement building elevations, landscape areas shall be provided adjacent to all building elevations that are visible from streets or on site public use areas. The planting area dimensions shall be consistent with plant material requirements and the purpose of the plantings (i.e., aesthetics, screening, environment mitigations, air quality, wind, etc.).

- All landscaped areas shall be protected or delineated with minimum 6 inch concrete curbs, concrete mow strips or equivalent as approved by March JPA. This requirement may be waived as necessary to address water quality management requirements.

- Concrete gutters or swales shall not be used to drain landscaped areas. Underground drainage facilities shall be provided where surface conveyance of runoff would damage and/or erode planting areas or cross sidewalks.

- Permanent automatic irrigation facilities shall be provided in all landscape areas, except those planned as soft bottom swales for water quality management purposes. Smart Timer devices shall be incorporated into all irrigation systems.

- All trees will be planted and staked per March JPA standards. All trees planted in turf shall receive Arbor Guards to prevent damage from mowers and edgers, etc. Root barriers shall be required where trees are planted within six feet of hardscape or walls.

- All plant materials shall be planted in the following sizes and shall be in accordance with all March JPA standards and minimum requirements:

    - Trees: 25 percent of the site trees (excluding street and screen trees) provided shall be a minimum 24 inch box; the balance of the trees shall have a minimum size of 15 gallons. Larger specimen trees are required for entry points and in gathering areas.

    - Shrubs: The majority of all shrubs used shall have a minimum size of five gallons. Smaller shrubs may be used where appropriate due to plant species growth characteristics (e.g., smaller plants will be easier to establish or will result in greater plant size in a shorter period of time).

5.8.2 Low Water Use Design Requirements Plant Requirements

The design of a planting plan for Specific Plan shall reduce Potable water consumption for irrigation by 50 percent from a calculated mid-summer baseline case. Reductions shall be attributed to any combination of the following items:

- Plant species factor

- Irrigation efficiency

- Use of captured rainwater

- Use of recycled rainwater

- Use of recycled wastewater

- Use of water treated and conveyed by a public agency specifically for non-potable uses.

- Promote water-efficient landscaping, water use management and water conservation through the wise use of turf areas and the appropriate use of irrigation technology and management.

- Reduce water demands from landscapes without a decline in landscape quality or quantity.

- Retain flexibility and encourage creativity through appropriate design.

- Assure the attainment of water-efficient landscape goals by requiring that landscape not exceed a maximum water demand of 80 percent of its reference evapotranspiration (ETo) or any lower percentage as may be required by state legislation.

- Eliminate water waste from overspray and/or runoff .

- Group plant types together in regards to their water, soil, sun and shade requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following landscape coefficients shall be (0.6-0.4), moderate (0.6-0.4) and low (0.3-0.1), low (0.3-0.1) and very low (<0.1). Whichever classification has the highest landscape coefficient in each grouping will determine the amount of water applied to that specific hydrozone. Deviations from these groupings shall not be permitted.

- Provide trees for shade which will conserve energy and water; trees may be deciduous or evergreen.

- Soil tests are required for appropriate specifications of soil amendments, and to

facilitate selection of prescribed water efficient plant species suitable for the site. Soil amendments such as compost shall be provided to improve water holding capacity of the soil where soil conditions warrant.

- Cover all exposed surfaces of non-turf areas within the developed landscape area with a minimum three inch layer of mulch. In areas with groundcover planted from flats, the mulch depth shall be one and one half inches. The preceding does not apply to those areas where decomposed granite shall be the specified ground cover.

- Design turf areas wisely in response to functional needs and in compliance with the Riverside County Water Budget Formula. Planting plans shall identify the following:

    - New and existing trees, shrubs, ground covers, and turf areas within the developed landscape area.

    - Planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant container size.

    - Designation of hydrozones.

    - Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones broken down into their respective landscape coefficients.

    - Property lines, streets, and street names.

    - Building locations, driveways, sidewalks, retaining walls, and other hardscape features.

    - Appropriate scale and north arrow.

    - Planting specifications and details, including the recommendations from the soils analysis, if applicable.



Drought Tolerant Plant Palette

Irrigation Requirements

The design of the irrigation system for the U.S. Vets Transitional Housing Campus shall adhere to the following:

- All irrigation systems shall be designed to prevent run-off , 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. Irrigations systems shall be designed, constructed, managed and maintained to achieve as high an overall efficiency as possible.

- All irrigation systems shall be designed and built for reclaimed water. Reclaimed water is currently not available for the site, but the systems will be designed to accommodate future conversions as required.

- All landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or durations of irrigation events in response to changing weather conditions. The planting areas shall be grouped in relation to moisture control zones based on the similarity of water requirements (i.e. turf separate from shrub and groundcover, full sun exposure areas separate from shade areas; top of slope separate from toe of slope, etc.) Additional water conservation technology may be required; where necessary, at the discretion of the Planning Director.

- Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.

- Separate valves shall be provided for separate hydro-zones, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall rely on the latest developments in highly efficient irrigation systems to eliminate runoff and maximize irrigation efficiency.

- All irrigation systems shall be equipped with the following:

    - A backflow prevention valve;

    - A smart irrigation controller;

    - Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage; and

    - A pressure regulator when the static pressure exceeds the maximum recommended operating pressure of the irrigation system.

Implementation

All landscaping and irrigation plans shall comply with the following requirements:

- Landscaping plans shall be prepared using the Water Budget Formula from the County of Riverside. In addition, landscaping plans shall provide a water budget which includes estimated annual water usage (in gallon/acre feet) and the area (in square feet/acres) to be irrigated and precipitation rates for each valve circuit. Separate valves shall be provided for separate water-use planting areas, so that plant materials with similar water needs are irrigated by the same irrigation valve. The Estimated Annual Water Use, (EAWU), shall not exceed the Maximum Applied Water Allowance, (MAWA).

- Landscape plans shall consist of separate planting and irrigation plans, both drawn at the same size and scale. Planting plans shall accurately and clearly include the following information:

    - New and existing trees, shrubs, ground covers, and turf areas within the developed landscape area.

    - Planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant by container size.

    - Designation of hydrozones.

    - Property lines, streets, and street names.

    - Building locations, driveways, sidewalks, retaining walls, and other hardscape features.

O Appropriate scale and north arrow.

O Planting specifications and details, including the recommendations from the soils analysis, if applicable.

O Irrigation plans shall identify and site the following:

O Irrigation point of connection (POC) to the water system.

O Static pressure at the water system.

O Location and size of the water meter(s).

O Location, size and type of all components of the irrigation system, including smart controllers, main and lateral lines, valves, sprinkler heads, nozzles, emitters, pressure regulators, drip and low volume irrigation equipment.

O Total flow rate (gallons per minute), and design operating pressure (psi) for each overhead spray, rotor and bubbler circuit, and total flow rate (gallons per hour) and design operating pressure (psi) for each drip and low volume irrigation circuit.

O Precipitation rate (inches per hour) for each overhead spray circuit.

O Irrigation legend with manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate.

O Irrigation system details for assembly and installation.

O Calculation of the Maximum Applied Water Allowance and the Estimated Annual Water Usage using the water budget formula contained in the County of Riverside Guide to California Friendly Landscaping.

If the water purveyor for a proposed project has adopted more stringent water-efficient landscaping requirements, as determined by the Planning Director, all landscaping and irrigation plans submitted shall comply with the water purveyor's requirements. Said plans shall be accompanied by a written approved document from the water purveyor delineating each requirement.

5.8.3 Entry Monumentation

Major entrances into the Specific Plan should communicate that one is entering into a State-Of-The Art Transitional Housing Campus. Specific Plan entries shall be designed with landscaping and architectural treatments that project a high quality image for the

Campus. Entry Monumentation shall be designed to inform, create an identity, complement each other and reinforce the Specific Plan theme. Planting plans around monuments shall identify the following:

- Monumentation Landscape will be planted with mostly drought tolerant trees, shrubs and groundcovers.

- Only two plant types require moderate water (plant factor 0.6 to 0.4), the remaining plant material have plant factors within the low range for water use, (which is 0.3 to 0.1).

- All trees shown shall be 24 inch box size. Shrubs size shall be five gallon and groundcover shall be planted from flats 12 inch on center unless otherwise stated on plans.

- In landscaped planters adjacent to the street and on those corners of entry monumentation closest to the street, ground cover shall be of a plant type.

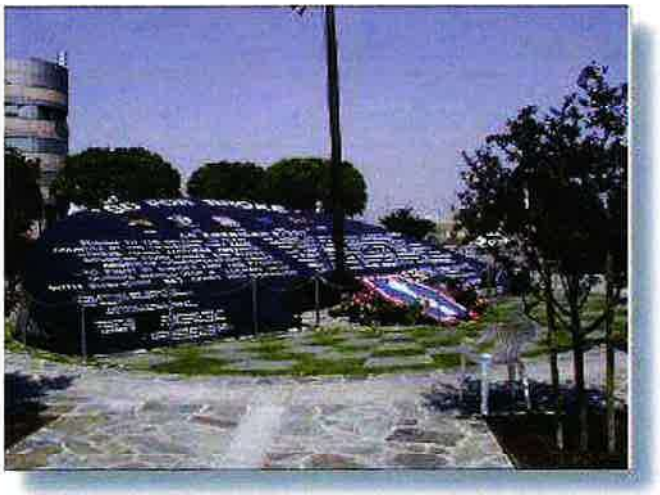
- In non-adjacent street planters the groundcover may be decomposed granite.

- The use of turf is prohibited; attractive drought tolerant ground covers shall be used in its place.

- Enhanced paving shall consist of a combination of colored and/ or stamped concrete and colored and/or textured interlocking concrete pavers.

- The hardscape shall be designed with clean lines forming a strong, modern design.

- Low walls, bermed landscape, shrub hedges or masses shall be planted to screen parked cars.



Entry Monumentation Example

5.8.4 Enhanced Landscaping Around Buildings

The provisions of these landscape guidelines, plans and specifications shall apply to enhanced landscaping around buildings as follows:

- All areas not devoted to parking, drive isles, walkways, building or operational areas shall be landscaped and permanently maintained.

- To complement building elevations, landscape areas shall be provided adjacent to all building elevations that are visible from streets or on site public use areas. The planting area dimensions shall be consistent with plant material requirements and the purpose of the plantings (i.e., aesthetics, screening, environment mitigations, air quality, wind, etc.) Unless a groundcover or plant material is designed to be a hedge or a massed planting for screening purposes, plants will not be placed in such a way that they will overgrow one another in their mature state.

- As an energy conservation measure, landscape plans shall include shade trees around southerly building elevations where practical, and where such landscaping will not interfere with loading dock locations or impose other operational constraints.

- All landscaped areas are to be protected or delineated with minimum 6 inch concrete curbs, concrete mow strips or equivalent as approved by March JPA. This requirement may be waived as necessary to address water quality management requirements.

- Concrete gutters or swales shall not be used to drain landscaped areas. Underground drainage facilities shall be provided where surface conveyance of runoff would damage and/or erode planting areas or cross sidewalks.

- Permanent automatic irrigation facilities shall be provided in all landscaped areas, except those planned as soft bottom swales for water quality management purposes.

All plant materials shall be planted in the following sizes and shall be in accordance with all March JPA standards and minimum requirements:

- Trees: 25 percent of the site trees (excluding street and screen trees) provided shall be a minimum 24 inch box; the balance of the trees shall have a minimum size of 15 gallons. Larger specimen trees are encouraged for entry points and in gathering areas.

- Shrubs: The majority of all shrubs used shall have a minimum size of five gallons. Smaller shrubs may be used where appropriate due to plant species

growth characteristics (e.g. smaller plants will be easier to establish or will result in greater plant size in a shorter period of time).



Drought Tolerant Planting

The landscape design for the Specific Plan site shall include trees, shrubs, groundcovers and succulents included under the Acceptable Plant Materials list in these guidelines.

The developer shall be responsible for maintenance and upkeep of all landscaping around buildings.

Landscape coverage shall be a minimum of 10 percent of the total square footage of individual implementing development projects. Landscaping shall include a permanent automatic irrigation system controlled by a Smart Timer.

Where landscaping solutions are utilized for screening, landscaping shall be designed so that the landscape screen is full and dense within four years of the initial planting.

Trees that are utilized in the landscaping plan shall be a minimum of 15 gallon size trees.

The landscape around each building within the development is to be designed to correspond to the U.S. Vets Campus style.

Prior to the issuance of building permits, a landscape and irrigation plan in conformance with these guidelines shall be submitted to March JPA for review and approval.

All detailed landscaping plans for development around buildings shall be prepared by a qualified and licensed landscape architect for review by the JPA staff , they shall contain but are not limited to the following information:

i. Final grading plans.

ii. Irrigation plans certified by a landscape architect or licensed landscaping consultant.

iii. Landscape plans certified by a landscape architect.

iv. Fence treatment plans.

All landscape plans shall utilize water conservation methods which may include, but are not limited to:

- Use of drought tolerant plants.
- All exposed surfaces of non-turf areas within the developed landscape area around
- buildings shall be mulched with a minimum three inch layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one half inches. (The preceding does not apply to those areas where decomposed granite will be used as the ground cover).
- Turf use shall be excluded from all areas except where needed for passive and active recreation or access (i.e., open space areas with picnic tables)
- Installation of drip irrigation systems where appropriate.
- Minimization of impervious surfaces.
- Landscaped areas designed to retain irrigation water.
- Use of Smart Timer automatic irrigation system technology.
- Grouping of plants with similar irrigation requirements to reduce over watering.
- Efficient irrigation system design that minimizes runoff and maximizes the amount of water that will reach the plant roots.

5.8.5 Parking Area Planting

The Project will provide on-street parking areas throughout the campus. Landscape planting areas can serve multiple purposes such as screening, managing traffic flows, providing protective barriers for people and property, offering shade and a cooler climate and creating aesthetic interest.



Parking Area Planting

The following standards shall be applied to landscaping in all parking areas of over five spaces:

- Provide trees within the vehicular parking areas to attain a minimum 50 percent shade coverage of the parking area when the trees reach maturity (approximately 15 years).

- Parking lot planters shall have a minimum inside width of five feet and bounded on the outside by a 6 inch high concrete curb (or its equivalent). The requirement for an outside concrete curb may be waived for landscaped swales intended for water quality management purposes.

- End cap planters, adjacent to a parking stall, shall provide a 18 inch step-out next to the 6 inch curb. This may be concrete, decomposed granite or ground cover as determined by the March JPA.

- Parking lots adjacent to and visible from public streets shall be adequately screened from vehicle view through use of one or more of a combination of low walls, earth berms and landscape or with a 3-foot high landscape hedge of five gallon shrubs planted at 30 inches on center.

- The end of all parking rows adjacent to a drive aisle shall be protected by an end cap planter island/finger. These planters shall have a minimum inside width of 5-feet, excluding curbs and a step-out and a minimum length comparable to the abutting parking stall(s), inclusive of curbing.

- Parking areas shall be designed in a manner which links the build-ing to the street-sidewalk system, creating an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, and/or landscape treatment.

- Vegetated swales may be provided between opposing parking stalls to allow pavement runoff to infiltrate into these areas for pollutant mitigation and rainwater infiltration as a method to manage water quality.

- Square or diamond planters, with an inside width of five feet shall be allowed between opposing parking stalls for tree plantings to aid in achieving the 50 percent shade coverage of the parking area when the trees reach maturity.

- A minimum of one tree per ten parking spaces shall be provided within the parking lot and its immediate perimeter.

5.8.6 Pedestrian Circulation Landscaping

Pedestrian circulation links are required to be provided to all courtyards, plazas, break areas, and healing gardens. The theme is meant to be expressed by the use of earth tone colors, attractively finished, modern looking metals, natural materials and an inviting landscape with common elements of seating, lighting and hardscape throughout. The following describe the pedestrian areas.

Courtyards, Plazas, and Break Areas

Courtyards, plazas, break areas, and/or healing gardens for use by residents, staff, program participants, and authorized guests will be included throughout the design of the U.S. Vets Campus as part of the ~~Publicly Accessible~~ Open Space and Landscaping Required in Public Realm (PR) and Building Areas. The PR area provides a 20-foot minimum area beyond roadway and parking areas for these purposes and 20 percent of the Campus is reserved for ~~Publicly Accessible~~ Open Space and Landscaping that would include courtyards, plazas, break areas, and open spaces. In addition, both public and private landscaped open spaces are permitted and in all other zones. The design of ~~Publicly Accessible~~Shared and Private Open Spaces, the interconnection of these areas between zones and adjacent sites, and the amount of space provided will be evaluated for consistency with the Specific Plan as part of Site Plan review.



Courtyard with table and chairs

The administrative offices and related facilities will include colored and textured concrete paving, interlocking colored and textured concrete paving units, seating areas, theme light fixtures and trash receptacles.

All areas should be designed such that one would desire to spend some time in these spaces and where socializing and informal gathering would be encouraged.

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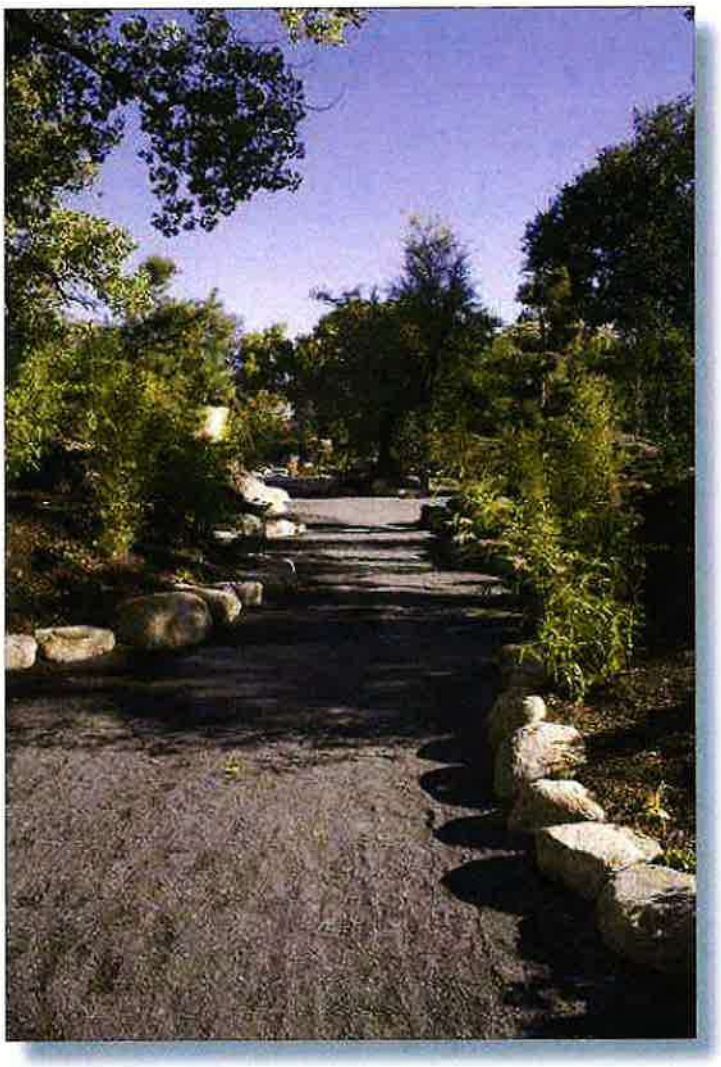
Pedestrian Links

Pedestrian links are required to connect buildings and parking areas within a Specific Plan area, and will provide links across 4th Street, 6th Street and N Street in order to connect the Specific Plan with surrounding uses. These links will consist of sidewalks, multiuse paths, and crosswalks. These walkway links are required to include a hierarchy of hardscape materials which may include broom finished natural sidewalks, colored textured concrete paving and/or interlocking concrete pavers at crosswalks.



Pedestrian Link

5.8.8 On site Lighting

The lighting plan for U.S. Vets Transitional Housing Campus requires adequate lighting levels for the safety and security of vehicular and pedestrian travel.



Outdoor Lighting Example



Outdoor Lighting Example

Uniform light standards are to be utilized with regard to style, materials, and colors in order to ensure consistent design based on the following standards and the approved master landscape plan and tentative track map. Additional lighting fixtures shall be well integrated into the visual environment and the appropriate theme.

- All street and parking lot light fixtures shall be of a compatible design. Additional lighting features for downward illumination of buildings and site features are encouraged to add interest to the site during evening hours.

- Light standards shall be located and designed to minimize direct illumination beyond the parking lot or service area.

- All exterior lighting designs shall address the issue of security. Parking lots shall be illuminated with at least five footcandles. Walkways from parking areas to building entries shall be illuminated with at least one footcandle. Building entries shall be illuminated with at least five footcandles. Light bollards shall be installed throughout the

Specific Plan to illuminate all sidewalks and connecting walkways to at least one footcandle.



Outdoor Lighting Example

- Building-mounted lights are to be utilized solely for architectural purposes on the fronts and sides of buildings visible from the streets. Wall mounted lights are discouraged in these locations for general parking lot illumination. They are encouraged for general illumination at the section of a building facing the public right-of-way if designed to direct light downward and minimize direct illumination beyond the parking lot or service area.

- Lighting shall be directed, or shielded, to avoid intrusion into residential neighborhoods and to minimize spill light into the sky, adjacent properties and roadways. All lighting fixtures shall be manufactured of high quality materials that are compatible with Specific Plan area's design elements and adjacent architectural styles.

- Accent lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking and similar areas shall be focused, directed and arranged to minimize glare and illumination of streets or adjoining property or into the sky. Low intensity lighting and energy conserving night lighting is preferred.

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- Accent lighting shall be required for all permanent monument or project signage, or focal features such as fountains, overhead structures, and garden art objects, and may consist of downlights, spotlights, pole lights, bollards, or bar lights. Uplights shall be used only where they can be precisely directed at the object to be illuminated and will not direct light upward into the sky.

- Service area lighting shall be contained within the service area boundaries and enclosure walls.

- LED lighting shall be required unless no suitable LED lighting fixtures are available as determined by the March JPA.

The following standard fixtures shall be used, unless otherwise approved by March JPA:

- Light Column, Oval Series, Lumec lighting

- Solstice, Oval Series, Lumec lighting

- LEN_LED, Leonis Series, Lumec lighting

5.8.9 Site Furniture

A more pedestrian-friendly campus environment is created through the use of consistent site furnishings at building entrances and other pedestrian areas. Outside furnishings include but are not limited to light fixtures, bollards, benches, bike racks, trash receptacles and signage. Site furniture shall be utilized at appropriate locations throughout the development as determined in site plan review and approval.

In locating site features, such as lighting, trash receptacles, signage, recycling receptacles, bicycle racks, planters, water fountains and benches, site plan review and approval shall assure site furniture is an integral part of the site plan and is distributed throughout the campus.

Transit shelters shall be designed to be compatible with adjacent landscape and building design.

5.8.10 Sign Design

Signage is meant to inform, to create an identity, and to complement and exhibit the theme of wellness that is implemented throughout the Specific Plan. ~~Signage shall visually reflect the practice of cutting edge medical technology practiced by caring professionals.~~ A Master Signage Plan detailing the standards of this section shall be included as part of the Master Landscape Plan. Signage will be divided into the following types:

- Tenant Signage (Building Level Signage). This signage will be located at the individual building driveways to help direct vehicular traffic to specific areas. This level of signage will consist of four foot high by two foot wide smooth troweled, natural finished concrete monolith and a three foot high by four foot wide with brushed steel, powder coated cutout letters. The signage portion of the monument will be back lighted.

- Directional Signage. This signage may be provided at or along future intersections or internal streets to help vehicular circulation to specific addresses. This level of signage will consist of a 5 foot high x 2 foot wide smooth troweled, natural finished concrete monolith wall and a 4 foot x 3 foot wide with brushed steel, powder coated cutout letters. The signage portion of the monument will be back lighted.

- Building Signage. This signage shall be themed to follow the same context as the site signage program in compliance with applicable March JPA Ordinances. (Signs Affixed To Buildings – All Areas.)

- Special Landscape Treatments. Special landscaping treatments will be incorporated on all corners where internal streets intersect.

Section 5.9 Architectural Design Standards

5.9.1 Purpose

The standards in this section are intended to facilitate development of the architectural design within the Specific Plan in a manner that successfully creates an integrated setting which will provide a cohesive, quality architecture for the campus. Architecture designs that are consistent with these standards and in compliance with all applicable standards in these Development Regulations will ensure a cohesive and attractive campus. Building designs shall express creative features appropriate for the intended uses, and should respond to the specific conditions of the site and surroundings while adhering to the Development and Landscape Standards to create a consistent and unified campus.

This section identifies the key architectural elements that shall be incorporated into site plan applications as required by Chapter 5.0. It is the intent of these standards to establish a consistent architecture that will define the look and feel of the Specific Plan in such a way that there are positive opportunities for creative design and innovation for each building or segment. A primary goal of the Specific Plan is to create a unified character that respects the critical relationship between the various functions in the planning areas. The Specific Plan reflects a consistent expression of the key architectural elements of mass, scale, articulation, materials, and color.



Articulated buildings are sensibly placed to create a central healing garden



Sensible placement of buildings creates a pleasant space for connection and gathering

5.9.2 Buildings

Individual buildings shall be designed to relate to neighboring structures, open spaces, and landscape and shall be designed with the following considerations:

Incorporate massing and building height that respects surrounding conditions.

- Use building massing and height that is compatible to surrounding existing and future structures.

- Use building massing and height to provide shading complementary to surrounding structures and open spaces.

- Building massing and height should not interfere with views from or toward neighboring buildings.

- Buildings all include a base at ground level, high quality materials that enhances pedestrian access, use of open spaces and visibility.

- Buildings must provide 360 degree architecture.

- Building bases shall provide pedestrian friendly scale and details commonly expressed in articulation of surface, and choice of quality materials, texture and color.

- Buildings shall be designed to maximize the effect of day-lighting.

- Buildings shall be designed to minimize the negative effects of heat reflection and the use of reflecting glass curtain walls is discouraged.

- Building locations shall reinforce the integrity and vitality of adjacent open space.

Walls, windows, doors, entries and facades shall be articulated to accentuate human scale adjacent to open spaces and throughout.

- Entries shall relate to building significance, interior function, and exterior function.

- Entries shall be easily identifiable.

- Entries shall be designed with prominence differentiated from treatment of adjoining walls and buildings.

- Entries shall be proportionate to the façade.

- Entries shall be designed to encourage people to approach, interact and linger without causing disruption to circulation.

Building details shall be used appropriately

- Buildings terminating a visual corridor or defining a public outdoor space shall be distinctive.

- Architectural features incorporated as part of the building design shall be used to separate noisy and quiet activities or functions.

Roof top equipment and appurtenances shall be visually unobtrusive.

- Equipment shall be organized to effectively screen and present the best possible appearance.

- Equipment shall be standard color that matches the building roof color.

- Equipment screen and enclosures shall be match building and site materials and colors.

- Mechanical equipment is to be screened from view.

These factors play an important role in designing building height and mass, primary façade design and the location of primary, secondary, and service entries. Individual buildings help create an overall site context, and therefore must in their designs provide a positive contribution to the campus environment that will be evaluated in site plan review per Chapter 5.0. It is important to note that building walls often frame, accent, or punctuate views, and define public space, and a building's influence on adjoining open spaces will be closely evaluated during site plan review.

5.9.3 Architectural Palette

The goal of the Specific Plan is to create an integrated setting that provides:

- A cohesive, quality architecture for the campus that will unify individual buildings and different land uses while promoting positive creativity, diversity and flexibility in design for each building and use.

- A pedestrian friendly, walkable campus that encourages a sustainable environment.

- A sense of a healing environment throughout the Specific Plan areas, so that the Specific Plan will meet the goal of developing into a healing campus.

To achieve this goal the Specific Plan establishes an architectural palette in Sections 5.9.3 through 5.9.8 to be integrated with landscape and site planning standards that will unify diversities in design for different building types and functions in various areas throughout the campus.

The architectural palette in Sections 5.9.3 through 5.9.8 identifies the basic, key architectural elements including materials and colors, and windows and doors that shall be incorporated into design to knit together the diverse elements of buildings and surroundings in the campus in a coherent way.

Building designs are also to demonstrate sustainable, "green" architecture that incorporates the principles of The U.S. Green Building Council. Developers are encouraged to have their buildings certified through a recognized green building program.

5.9.4 Mass and Scale

Mass and scale are two primary design elements influencing the character of a building and its surroundings lead to an overall perception and spatial experience of the building and surroundings.

The following are standards for building mass and scale:

- Building form and façade shall be segmented or articulated to minimize building bulk and to enhance human scale, where applicable.



Articulated facade minimizes building bulk and humanizes scale

- Clear expression of base, body and top of a building is required to set the building on the ground naturally and in a pedestrian-friendly manner, where applicable.

- Use of varying wall planes, articulation of surfaces through proper exterior material selection and coordinated color blocking shall be used to respond to the pedestrian and on-site views of buildings.



Building base on ground level promotes pedestrian friendly environment

- Use of off sets in wall surfaces, colors, architectural attachments such as sunscreens and different textured materials shall be required if needed to avoid large blank and flat walls.

- Design of a building base at ground level shall complement adjacent buildings, open spaces, sidewalks and pedestrian activities by creating an attractive, inviting and comfortable pedestrian space.

- The ground level building base shall provide a connecting pedestrian link connecting to adjacent buildings.

- Roof lines and building tops shall be complementary to the overall building design and allow positive integration with those of adjacent buildings.

5.9.5 Exterior Materials and Colors

Building Materials and colors are important design elements in unifying various buildings and in establishing a cohesive look and feel within the Specific Plan areas. A master materials and color palette shall be provided in the Landscape Plan and will be used along with the following standards to manage the use of materials and colors.



Different materials, colors, details, and landscape elements are integrated to create a cohesive setting



While complementary materials and colors are to be used to integrate with adjacent and surrounding buildings, it is encouraged to use appropriate materials and colors to enhance different functions and to take advantage of particular site and design opportunities.

- Building materials shall be of high quality that promotes consistent architecture throughout the campus.

- The base or buildings at the ground or pedestrian level shall be of particularly high quality and durability.

- Exterior materials and colors of a building shall complement those of adjacent buildings to maintain an integrated setting.

- Use of natural, local, and rapidly renewable materials and green materials is encouraged.

- Natural materials such as stone, brick, copper, etc. shall be left in their original color.

- Color palette shall be of warm and natural colors.

- Use of bright and obtrusive colors is discouraged; however, bold accent colors that enhance the architectural massing and theme is allowed.

5.9.6 Windows and Doors

Windows and doors through placement and configuration, create a strong visual impact on appearance and scale of a building. A special consideration and effort shall be made in designing windows and doors at the base of buildings, which directly interface with pedestrian traffic, open spaces and public spaces to create a human-scaled, pedestrian-friendly environment.

- Treatment of windows in a building shall be consistent and complement the building design.

- At the street level windows and details shall enhance pedestrian scale and provide visual interest.

- Clear glass is required on the building base or pedestrian and street levels on non-residential buildings; any glass with a value of Visible Light Transmission rate less than 70 percent is not allowed at the base of a building.

- Glazing proposed for building base or pedestrian and street levels on residential building should consider privacy for the occupants.

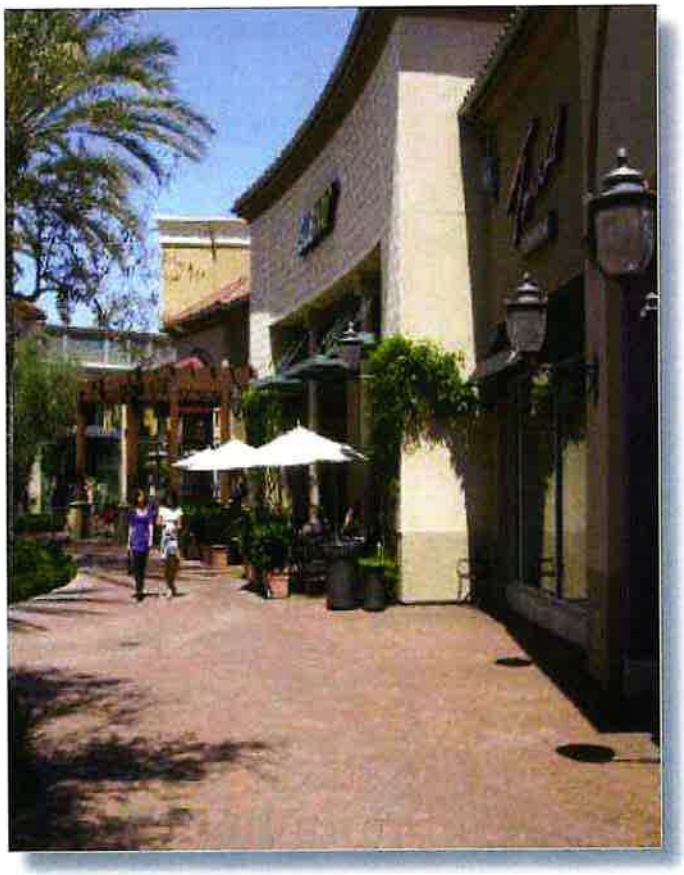
- Entrance doors shall be protected, clearly visible and differentiated from adjacent windows.

- Doors for emergency exit or service shall be treated to blend in with the adjacent walls.

- Insulated, Low-E glazing is required.



Windows should be consistent and complement building design



Building base, pedestrian, and street level windows and treatment should enhance pedestrian scale and interest

5.9.7 Visual Screening

Utility service areas and associated equipment, as well as trash and recycling areas are building features that are necessary for the buildings' function. These features shall be properly incorporated into the building design through appropriate screening.

The design of screening shall be architecturally integrated with the building it serves in terms of form, scale, materials and color. In addition to the requirements of the applicable Development Standards the following standards shall apply:

- All mechanical and utility equipment, whether on the roof, ground or side of building must be screened from view.

- The roof line of buildings shall appear clean, organized, and uncluttered. Screening of rooftop equipment shall be achieved by building parapet or some other screen wall that is consistent with the architecture of the building.

- Other components such as exhaust fans, communication dishes, downspouts, chimneys or vents, etc. shall be integrated into the building design.

- Outdoor storage and equipment shall be enclosed with screen walls of similar materials and finishes as the primary building.

- An easily accessible area that serves an entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.

- Roof access shall be provided from the interior of building.

- Exterior stairs or exit stairs shall be articulated and integrated into the building design as an integral part of the building.

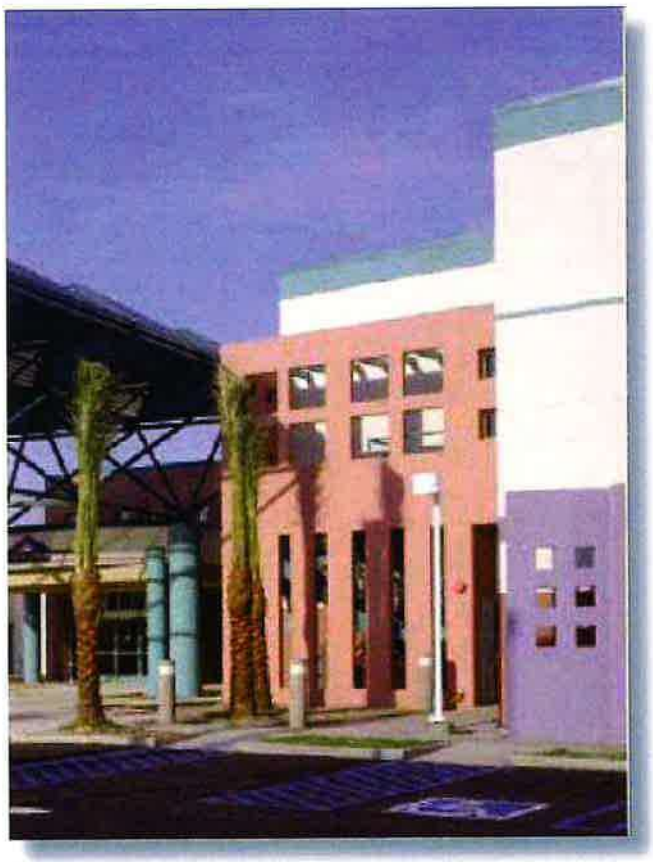
- Loading docks or service yards shall be screened from direct view from pedestrian and public spaces.

- Guard rails shall complement the building design.

- All flashing and sheet metal materials shall be articulated and painted to be consistent with the building design.



Mechanical room enclosure is complementary to the primary building design



Exterior stair is hidden behind a screen wall of the primary building

5.9.8 Building Systems

Buildings shall be designed to consider the interactions of building envelope, heating, ventilation, and air conditioning (HVAC), lighting and power systems as they impact energy performance. Refrigerants and HVAC equipment shall be selected to minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. Ventilation and HVAC systems shall be designed to meet or exceed the minimum outdoor air ventilation rates described in the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) standards, Sections 4 through 7 (62.1-2004, Ventilation for Acceptable Indoor Air Quality).

Mechanical ventilation systems shall be designed using the Ventilation Rate Procedure. Naturally ventilated buildings shall comply with ASHRAE 62.1-2004, paragraph 5.1.

Buildings shall be designed to comply with mandatory provisions and the prescriptive requirements or performance requirements of ASHRAE/Illuminating Engineering Society of North America (IESNA) Standards 90.1-2004.

New construction buildings shall adhere to a standard of zero use of Chlorofluorocarbon (CFC)- based refrigerant HVAC systems. If existing base building HVAC equipment is reused, a comprehensive CFC phase-out conversion must be created prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits. Smoking is prohibited in all buildings.

Designated smoking areas must be located at least 25 feet away from entries, outdoor air intakes, and operable windows.

Additionally, on-site renewable energy systems are encouraged, including solar roofs on buildings and parking lots.

CHAPTER 6. IMPLEMENTATION

California State Government Code §65451(a)(4) requires that specific plans include a program for implementation that includes regulations, conditions, programs and additional measures as necessary to implement the plan. This section sets forth the procedures needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan.

Section 6.1 General Implementation Provisions

The adoption of this Specific Plan by the March Joint Powers Authority (JPA) is authorized by §65450 et. seq. of the California Government Code and Chapter 9.13 of the March JPA Development Code. The State Government Code authorizes legislative bodies to prepare, adopt and administer Specific Plans for portions of their jurisdictions, as a means of implementing the General Plan. The March JPA Development Code §9.13.010 through 9.13.100 specify the purpose, requirements, regulations, and procedures for preparation of a Specific Plan for use in the March JPA jurisdictional area.

All Specific Plans must be in conformance with the General Plan, as required in the March JPA Development Code Chapter 9.13, Specific Plans. Specific Plans are subject to Major Development Review, and the requirements of the underlying district. All specific plan applications shall be accompanied by a General Plan Amendment and Zone Change application requesting a change from the General Plan and underlying district designation to a specific plan designation.

Specific Plan applications shall be processed by March JPA staff who will review the information and prepare a report and recommendation to the March JPA. If approved, the Specific Plan will be adopted by the March JPA by ordinance. A Specific Plan shall be adopted, amended and repealed by ordinance and may be amended as often as deemed necessary by the March Joint Power Authority.

Section 6.2 Legal Authority and Scope

The Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by the General Plan to establish systematic methods of implementing the agency's General Plan. Thus, a Specific Plan is a comprehensive planning document for a defined geographic area designed to address site specific issues and to create a bridge between the jurisdiction's General Plan and site development plans within that area.

Government Code Section 65451 states that a Specific Plan shall include text and graphics that discuss all of the following subjects:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area and needed to support the land uses described in the plan.

- Any and all development and design standards, including criteria for conserving, developing, and utilizing natural resources.

- A program of implementation measures including regulations, programs, public works projects, and financing measures to implement all of the above.

- The relationship of the Specific Plan to the General Plan.

In addition to the California Government Code requirements, the March JPA addresses further requirements and standards that are deemed necessary or desirable for the implementation of the General Plan. Chapter 9.13 of the March JPA Development Code indicates that all Specific Plans shall include a table indicating how development standards contained in the Specific Plan differ from the JPA's zoning districts that most closely resemble the uses proposed in the Specific Plan, including a discussion of how the Specific Plan would result in a higher quality of development than would occur under the existing development standards contained in the March JPA zoning ordinance. This is included in the Specific Plan as Appendix B.

A statement of consistency describing the consistency of the Specific Plan with the March JPA General Plan is presented in Appendix C.

The Adopting Ordinance for this Specific Plan is included in Appendix D-1 and the Adopting Ordinance approving SP-6 is included in Appendix D-2.

Section 6.3 Applicability of Specific Plan

The requirements and guidelines of the Specific Plan apply to all proposed development, subdivisions, and land uses within the Specific Plan area.

6.3.1 Relationship of Specific Plan to Local Ordinance

This Specific Plan applies to all portions of the Specific Plan area. In the event of a conflict between the March JPA Development Code and this Specific Plan, the Specific Plan regulations will take precedence. The March JPA Planning Director or designee is authorized to provide administrative determinations regarding the Specific Plan. Such

administrative determinations must be in writing and may be appealed in accord with the March JPA Development Code.

6.3.2 Definitions

A detailed definition list of terms and phrases used in the Specific Plan that are technical or specialized, or that may not reflect common usage is provided in Appendix I. If a definition contained in the list conflicts with a definition in another provision of the March JPA Development Code, the definitions provided in this Specific Plan control for the purposes of this document. If a word or phrase used in the Specific Plan is not defined in the appendix, or in the March JPA Development Code, the Planning Director will determine the correct definition, giving deference to common usage.

Section 6.4 Specific Plan Administration

The implementation procedures set forth in this section are intended to assure the development of the planning area in accordance with the planning and design intent of this Specific Plan, and other applicable regulations. The processing procedures set forth in this Specific Plan shall govern all development within the Specific Plan area. To the extent that specific provisions of the March JPA's Development Code or other codes are referenced, then those code sections shall also apply to development within the Specific Plan.

6.4.1 Specific Plan Amendments

Amendments to the Specific Plan shall be accomplished pursuant to the applicable provisions of state law and the March JPA Development Code. All proposed modifications and/or revisions to the Specific Plan shall be reviewed by the March Joint Powers Commission. The scope of the Planning Director's authority regarding the Specific Plan shall be limited to the interpretation of the following items:

- Interpretation of the consistency of a proposed use Permitted Land Uses.

- Interpretation of the consistency of a proposed building material with Section 5.9.5, Exterior Materials and Colors, of the Specific Plan.

- Interpretation of the consistency of a proposed alternate plant species with Appendix H, Plant Palette, of the Specific Plan.

Section 6.5 Specific Plan Buildout

Development throughout the Specific Plan area will occur in a comprehensive manner based on the buildout scenario presented in table 6-1.

Table 6-1: Application Process and Decision-Making Bodies

	JPA Planning Director	JPA Commission
Specific Plan Amendments		X
Master Plot Plan and Associated Master Plans		X
Conditional Use Permits		X[1]
Parcel Maps / Tract Maps		X
Variances		X[2]
Plot Plan	X[3]	X[4]
Minor Land Subdivisions	X	
Administrative Variances	X[2]	

Notes
1 -Process shall be completed pursuant to Section 9.02.060 of the MJPA Development Code. Conditional Use Permits shall be required for the sale of alcoholic beverages.
2 - Process shall be completed pursuant to Sections 9.02.090 (Administrative Variances) or 9.02.100 (Variances) of the MJPA Development Code.
3 - If, after completion of an initial study, the March JPA Planning Director determines that (a) the plot plan approval is exempt from the provisions of CEQA or (b) the environmental impacts of the proposed development are within the scope of the analysis in a previously certified CEQA document prepared for the Specific Plan and/or the Master Plot Plan or (c) any changes in the proposed development from the project analyzed in the Specific Plan EIR and/or the CEQA document prepared for the Master Plot Plan can be addressed through the use of an addendum, the March JPA Planning Director shall be the decision-making body; otherwise, the Commission shall be the authorized decision-making body.
4 - Only required if the plot plan does not qualify for March JPA Planning Director approval pursuant to this Chapter.

Section 6.6 Financing of Public Infrastructure

The master-planned infrastructure and improvements necessary to serve the Specific Plan area may be financed through one or a combination of several of the following financing mechanisms, which are subject to the review and final consideration of the March JPA:

- Developer improvement with reimbursement agreement;
- Developer improvement with credits against fees;

- Special Assessment Districts;
- Landscape and Maintenance District (LMD);
- Public Enterprise Revenue bonds;
- General obligation bonds;
- Impact Fees and Exactions.

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Appendix A - Legal Description Specific Plan Boundary

Real property in the City of Moreno Valley, County of Riverside, State of California, described as
follows:
Parcel 1: (Parcel K-5D-B940)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 Wet, San Bernardino Meridian described as follows:
Commencing at a brass disk set in the top of a 2" iron pipe and stamped "MAR-4" as shown on plan entitled "SURVEY CONTROL POINT LOCATION PLAN", prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-5" as shown on said plan, bears North 46°53'34" West a distance of 2188.84 feet; thence South 44°59'42" West a distance of 523.96 feet to the True Point of Beginning.
Thence North 00°23'59" East a distance of 427.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.40 feet through a central angle of 89°58'12"; thence South 89°37'49" East a distance of 320.88 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 fee; thence along said curve an arc distance of 31.45 feet through a central angle of 90°06'16"; thence South 0°28'27 West a distance of 415.34 feet; thence South 88°31'28" West a distance of 360.54 feet to the True Point of Beginning. Said parcel contains 3.65 net acres more or less.

Parcel 2: (Parcel K-5D - B942a)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:
Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81°59.53. West a distance of 557.63 feet to the True Point of Beginning;
Thence North 89°38.09. West a distance of 194.60 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.38 feet through a central angle of 89°53.39.; thence South 0°28.12. West a distance of 348.22 feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73, to the True Point of Beginning. Said parcel contains 1 .81 Net acres more or less.

Parcel 3: (Parcel K-5D - B942b - vacant)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian,

described as follows: Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81° 59'53. West a distance of 557.63 feet to the True Point of Beginning; Thence South 89°38.09. East a distance of 124.85 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence along said curve an arc distance of 31.43 feet through a central angle of 90°02'08"; thence South 0°23.59. West a distance of 427.61 feet; thence North 89°33.16. West a distance of 359.97 feet; thence North 0°28'12" West a distance of 78.93, feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73 to the True Point of Beginning. Said parcel contains 1.88 Net acres more or less.

Note: Distance shown hereon are grid distances. Ground distances may be obtained by multiplying grid distances by the combination factor of 1 .00006433 APN: Portions of 294-080-002-7

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Appendix B – Zoning Consistency Chart

Chapter 9.13 of the March Joint Powers Authority (JPA) Development Code requires that all Specific Plans shall include a table indicating how development standards contained in the Specific Plan differ from adopted zoning districts that most closely resemble the uses proposed in the Specific Plan, including a discussion of how the Specific Plan would result in a higher quality of development than would occur under the existing development standards contained in the March JPA zoning ordinance.
Parcels within the Specific Plan site are former military properties that were transferred to the JPA for redevelopment and reuse. As part of the transfer process, the parcels were not zoned. In 2009 the March LifeCare Campus Specific Plan zoned 236 acres within the JPA's Northeast corner and designated the Project site with the designation of SP-7 ~~(Medical Campus)~~. The proposed U.S. Vets Transitional Housing Program Specific Plan will amend the designation to SP-6 on the Project site and refine design standards that will apply specifically to the 7.75 acre Project site.

The Specific Plan area currently falls into the Mixed Use (MU) district for the March LifeCare Campus (SP-7). The primary purpose of the MU District, as it relates to the proposed Project is "...to accommodate any relocated existing uses currently located on the campus (p. 15)."

The Specific Plan will foster an innovative campus that will remain consistent with standards under the March LifeCare Campus SP. Table B-1 illustrates the consistency of the proposed use to the previously adopted March LifeCare Campus Specific Plan Amendment (SP-7). However, a zoning designation of SP-6 is assigned to the Project in order to apply standards within this Specific Plan to the U.S. Vets Project only and not the whole of the March LifeCare Campus SP. This change has no impact to provisions within SP-7.

Table B-1: Zoning Consistency		
	Proposed Zoning	MLC SPA Zoning
	SP-6	SP–7
Relocation of Existing Institutional Residential Program	Allowed	Allowed

Appendix C – General Plan Consistency Statement

Purpose of this Appendix

The U.S. Vets Transitional Housing Program Specific Plan is in compliance with the California Government Code and is consistent with and furthers the objectives of the March JPA General Plan. The purpose of this appendix is to identify consistency between the policies included in the U.S. Vets Transitional Housing Program Specific Plan and the goals provided in the March JPA General Plan.

Legal Framework for Consistency

A Specific Plan is a detailed land use plan that covers a selected area of a jurisdiction for the purpose of implementing a General Plan. State and local regulations require consistency between these two planning documents. Consistency is defined by the Governor's Office of Planning and Research as follows. "An action, program or project is consistent with the General Plan if, considering all its aspects; it will further the objectives and policies of the General Plan and not obstruct their attainment".

California State law authorizes cities and other jurisdictions with General Plans to prepare and adopt Specific Plans (Government Code § 65450 – § 65457). The California Government Code states, "after the legislative body has adopted a General Plan, the planning agency may, or if so directed by the legislative body, shall, prepare Specific Plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan" (§ 65450) and that "no Specific Plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan" (§ 65454). A statement of consistency between an area's General Plan and the policies in the proposed Specific Plan is required by section 65451.(b) of the California Government Code which states, "the specific plan shall include a statement of the relationship of the Specific Plan to the General Plan".

The March JPA Development Code chapter 9.13, specify the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the March JPA planning area. Section 9.13.090 states, "No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan or any General Plan Amendment approved concurrently with the Specific Plan".

In response to government requirements, the U.S. Vets Transitional Program Specific Plan has been prepared to provide the essential link between March JPA General Plan policies and actual development in the Specific Plan area. The Specific Plan has been prepared in accordance with the provisions of California Government Code §65450 – § 65457 and the March JPA General Plan Chapter 9.13.

APPENDIX ORGANIZATION

The following section, organized by planning element, states the goals outlined in the March JPA General Plan. Each General Plan goal is followed by a consistency statement highlighting the provisions included in the Specific Plan that support each goal in the General Plan. The Specific Plan is referred to hereafter as the "Specific Plan" or "Project".

LAND USE ELEMENT

Goal #1: The Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, and capitalizes on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.

Consistency Statement: The Specific Plan supports logical, balanced growth by providing a state-of-the art, integrated support campus for homeless U.S. vets. This Specific Plan is consistent with the General Plan by adding service and facility diversity throughout the Project area. This Specific Plan facilitates vital community development while being sensitive to regional transportation and land use planning.

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.

Consistency Statement: The Specific Plan area formerly served as a housing site for active military personnel. The existing barracks will be demolished to accommodate a more modern transitional housing facility for U.S. veterans. The Project is surrounded by former military housing to the east that will be occupied by the Path of Life Homeless Ministry, a recreational facility to the south and east, and a military Base Exchange to the north. The Project will not conflict with existing or future land uses but will improve the integrity of the Planning Area through the redevelopment and reuse of a former military site.

Goal #3: Manage growth and development to avoid adverse and fiscal effects.

Consistency Statement: The development of the Specific Plan will occur in a comprehensive manner based on square footage thresholds, not geographic or spatial limits. It is the intent of the Specific Plan to provide flexibility in the order of development to respond to market conditions. To ensure adequate infrastructure and parking is available for each increment of development, performance standards have been incorporated into the Specific Plan to ensure concurrency between the development of on site uses, infrastructure, streetscapes, pedestrian paths, and other amenities throughout the site.

Goal #4: Develop an identity and foster quality development within the planning area.

Consistency Statement: The Specific Plan promotes a Project design that is unique to the U.S. Vets Initiative's Program and identity, it provides building and recreational features that are not only attractive but functional. More importantly, the Project boasts sustainable measures that will ensure that it exceeds incumbent Green California Building codes.

Goal #5: Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.

Consistency Statement: The implementation of this Specific Plan will greatly benefit the local community and region by providing job training opportunities and health related services to homeless veterans, who can then become a healthy and productive member of their communities and workforce.

Goal #6: Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible use encroachment.

Consistency Statement: This Specific Plan has been developed under the guidance of the March JPA. The March JPA was created to guide the transition of the base from a military operation to one with more general land uses open to both military and civilian populations. A key goal of the Specific Plan is to provide for the reuse of lands within the former Air Force Base that have been declared surplus and returned to civilian use. Careful planning has resulted in the proposed Project to sensitively redevelop abandoned military facilities, and promote services that will benefit former military personnel.

Goal #7: Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight-related air uses.

Consistency Statement: While this plan focuses on the development of a Transitional Housing facility for U.S. veterans, the use is planned in coordination with the March LifeCare Campus Project. The overall employment opportunities provided by both specific plans will help to further the goal of the area to serve as an Intermodal Transportation facility.

Goal #8: Preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources, and scenic vistas.

Consistency Statement: This Specific Plan promotes a sustainable development strategy toward future implementation and construction of the proposed development. The Specific Plan incorporates performance standards and sustainable design criteria that will exceed incumbent Green Code for California by a minimum of 20 percent. The Specific Plan integrates campus-specific sustainable practices into the initial development and requires subsequent development to be consistent with such criteria. The vision of the Specific Plan includes attractive streetscapes and landscaping,

aesthetic treatments, and architectural details that will enhance the planning area and become a community asset.

Goal #9: Preserve the integrity of the historic and cultural resources of the planning area and provide for their enhancement.

Consistency Statement: An inventory of historical and archaeological resources in the Specific Plan area has been conducted. No indications of cultural resources were found. The U.S. Vets Transitional Project will be constructed in accordance with the laws designed to protect potentially significant archaeological resources discovered during its implementation. If buried cultural resources are inadvertently discovered, mitigation measures have been outlined which requires work to stop in the area within 100 feet of the find until a qualified archaeologist can arrive on site and conduct an assessment. The Specific Plan area is occupied with 2 existing structures, which are vacant. The Specific Plan will enhance the site, and rehabilitate a former developed portion of the March Air Force Base.

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.

Consistency Statement: Significant investment in infrastructure improvements will be required, as the area is currently lacking adequate facilities. Implementation of the Specific Plan will require construction of new (and/or improvement) of existing utility infrastructure, including electrical and natural gas facilities, as well as an internal roadway system to serve the Project. Further improvements to public roadways will also be necessary. All planned development is anticipated to occur incrementally. All backbone infrastructures, including internal roadway, water, sewer, and drainage facilities will be constructed and operational prior to the construction of vertical improvements.

Goal #11: Plan for the location of convenient and adequate public services to serve the existing and future development of March JPA Planning Area.

Consistency Statement: This plan specifies that adequate levels of service must be established in the Planning Area which meet performance standards, and protect public health, safety and welfare of the region. At build out, the Specific Plan will include all public and private infrastructure, public facilities and services necessary to support the development, including: water, sewer, electricity, gas, telephone, cable, solid waste, storm drainage facilities, circulation improvements, and the provision of adequate police and fire service for the Specific Plan site.

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.

Consistency Statement: The development of the Specific Plan will require the extension of existing infrastructure and services into this new district as required by the California Government Code and the March JPA. The Specific Plan has developed a logical, cost-effective phasing plan which includes new and/or improvement of existing utility infrastructure with sufficient capacity to service the ultimate buildout of the ~~medical~~ campus.

Goal #13: Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses.

Consistency Statement: The Specific Plan will include securing all infrastructure needs including water supply, necessary to support the normal and emergency activities of the campus. The Specific Plan assumes installation by the development of water main lines and distribution systems capable of providing service levels needed for full buildout of the Specific Plan The developers of the Specific Plan will work with the March JPA to guarantee adequate capacity as the Specific Plan moves forward.

Goal #14: Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes water use, and prevents groundwater contamination.

Consistency Statement: As stated in the Specific Plan, necessary infrastructure including wastewater collection will be installed or upgraded to meet ultimate buildout needs of the facilities. As phases of the Specific Plan are constructed, wastewater needs will be reassessed and adequate capacity for treatment and disposal confirmed. All facilities will be constructed and maintained in accordance with applicable laws and standards in effect at the time of installation. The developers of the Specific Plan will work with the March JPA to guarantee adequate capacity as the Specific Plan moves forward. The Specific Plan area is not currently supplied with reclaimed water. To facilitate future use of reclaimed water, reclaimed water lines will be installed within the Specific Plan area. Once supplies become available, the intent is to use reclaimed water throughout the site.

Goal #15: In compliance with State law, ensure solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Plan.

Consistency Statement: The Specific Plan will be supported by a comprehensive solid waste collection, recycling program, and hazardous waste disposal program that are in compliance the County Solid Waste Management Plan. Solid waste will be disposed of through contracts with Waste Management of the Inland Empire. In an effort to reduce the amount of material generated by the Specific Plan area, the Specific Plan includes provisions for compliance with the County of Riverside Source Reduction and Recycling Element.

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.

Consistency Statement: As described in the Specific Plan, natural gas and electricity purveyors will provide service to the project site. Communication services will utilize the latest in emergency management systems in order to provide a dependable network that is critical during crisis situations. The developers of the Specific Plan will work with the March JPA and the utility purveyors to guarantee adequate capacity as development moves forward.

Goal #17: Adequate flood control facilities shall be provided prior to, or concurrent with, development in order to protect the lives and property within the Specific Plan Area.

Consistency Statement: The U.S. Vets Initiative is committed to effectively controlling flooding on the campus through the installation of appropriate facilities for both interim and ultimate conditions, and has worked with the March Joint Powers Authority to determine which facilities to use based on effectiveness.

TRANSPORTATION ELEMENT

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.

Consistency Statement: The Planning Area is already served by major regional freeways and surrounded by developed local streets. The Specific Plan contains features inherent within the development plan to facilitate the use of alternative modes of transportation while supporting efficient and safe vehicular and non-vehicular access to and from individual uses throughout the plan area. With the Specific Plan being constructed in sequential phases, the support facilities such as a bus stop and new roads will be constructed and operational before the facilities requiring the new infrastructure are open and operational. Infrastructure installed during each phase may be sized to accommodate future phases.

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.

Consistency Statement: The campus will facilitate the use alternative modes of transportation to reduce pollution and land development impacts associated with the use of automobiles. Sustainable transportation features within the Specific Plan include: pedestrian pathways and linkages, carpool and vanpool opportunities, and the provision of a bus stop. The Specific Plan will provide services and facilities intended for use by

homeless and recovering U.S. veterans within the western Riverside County region. The transportation system within and around the development will benefit from and complement the alternative transportation solutions developed to service the March LifeCare Campus facility to the north.

Goal #3: Develop a transportation system that is safe, convenient, efficient, and provides adequate capacity to meet local and regional demands.

Consistency Statement: The Specific Plan circulation system provides for safe, convenient, and efficient vehicular and pedestrian access throughout the site while ensuring adequate capacity to meet the daily needs of the surrounding community and emergency services that will be on site. Each public roadway improvement will be constructed to ensure there is sufficient capacity to accommodate future traffic conditions.

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.

Consistency Statement: The perimeter road system around the campus already exists. As land uses and tenants are identified in each Building Zone, additional upgrades to the road system, primary access points, and driveway locations will need to be implemented as stated in the Traffic impact Analysis Report and the EIR. Efficient circulation throughout the entire campus will be provided through the Public Realm; these allow for minimal new roads and the use of land for parking structures.

Goal #5: Plan and encourage land use patterns and designs which enhance opportunities for non-vehicular circulation and improve trip reduction strategies.

Consistency Statement: The Specific Plan will offer ~~counseling, job training, and~~ transitional living facilities ~~located in close proximity to each other,~~ in a manner that successfully creates a walkable and human-scaled campus environment in accordance with the guiding principles and vision of the Specific Plan. On-site circulation will be provided through an interconnected thoroughfare that balances the needs of automobile traffic and pedestrians.

Goal #6: Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterial roadways.

Consistency Statement: The Development Regulations contain policies to maintain functionality of the arterial roadway system serving the campus.

Goal #7: Facilitate and develop transportation demand management and transportation systems management programs, and use of alternative transportation modes.

Consistency Statement: Trip reduction strategies provided within the Specific Plan include: pedestrian pathways and linkages, off-street bike lanes, carpool and vanpool opportunities, and the provision of bus stops and shuttle service to the nearby Moreno/March Air Force Base Metro Station. Each of these strategies will aim to reduce the number of vehicle trips generated by the Project.

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.

Consistency Statement: The Specific Plan proposes bus stops within ¼ mile of existing transit lines N Street that will include kiosks and benches with specific information for riders (bus routes and schedules).

Goal #9: Develop measures which will reduce the number of vehicle miles traveled during peak travel periods.

Consistency Statement: In addition to the trip reduction strategies described above, employees working at the Project site will be encouraged to coordinate major shift changes and utilize carpool programs with each other in an attempt to minimize the number of vehicles entering and exiting the area during the peak travel periods.

Goal #10: Regulate the travel of trucks on March JPA Planning Area streets.

Consistency Statement: In an effort to regulate the travel of trucks within the Specific Plan area, truck- routes will be identified during site plan review and signage will be posted to identify those streets as being truck friendly. Provisions to identify truck routes on affected circulation plans are included within the Specific Plan. Other measures to minimize truck traffic on interior streets would be to allow delivery trucks only during off - peak hours such as nighttime.

Goal #11: Plan for and seek to establish an area-wide system of bicycling trails, with linkages within the planning area and with adjacent jurisdictions, and in compliance with sub-regional plans.

Consistency Statement: The Project will provide walkways and multi-use trails along the enhanced parkways, public roads, and throughout the site to facilitate linkages throughout the planning area.

Goal #12: Promote, preserve and protect the joint use of the aviation field by the Air Force Reserves and civilian aviation.

Consistency Statement: The March JPA was established to guide the redevelopment and transition from military to general land uses. They are sensitive to both the need to preserve and protect the military Reserve Base as well as capitalize on the opportunity to use the airfield for general, civilian use. The goal of the JPA is to continue

joint use of the airfield facilities. The implementation and development of the Specific Plan will further promote joint use on the site.

Goal #13: Goods movement through the San Jacinto Rail Branchline shall be capitalized.

Consistency Statement: The movement of goods through the San Jacinto Rail Branchline will be capitalized by increased activities from the development of the Specific Plan. In order for the development of the Specific Plan to be successful, appropriate goods and services that are readily available must be necessary. The San Jacinto Rail Branchline should help to provide the goods necessary for the Specific Plan.

Goal #14: In accordance with state and federal law, promote and provide mobility for the disabled.

Consistency Statement: The Specific Plan site is designed to meet state and federal mandates to promote and provide mobility for persons with disabilities.

NOISE/AIR QUALITY ELEMENT

Noise

Goal #1: Ensure that land uses are protected from excessive and unwanted noise.

Consistency Statement: Strategic site planning and building design is incorporated into the Specific Plan. Buildings will be oriented to minimize noise levels derived from building equipment, and place loading areas away from sensitive land uses to minimize unwanted noise. Standard building construction standards will further ensure that interior noise levels will not exceed the maximum acceptable condition of 45 dBA CNEL.

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.

Consistency Statement: Adequate amounts of landscaping including shrubs, trees, and other landscape elements will be provided to create a buffer to screen noise levels between adjacent uses. Appropriate screen walls will also be utilized to achieve a barrier to noise level exposure. Standard building construction standards will further ensure that interior noise levels will not exceed the maximum acceptable condition of 45 dBA CNEL.

Goal #3: Work toward the reduction of noise impacts from vehicular traffic, and aviation and rail operations.

Consistency Statement: The Project site is not located near any major arterials or rail operations. The Specific Plan would have a less than significant impact on existing uses because of the buffering effects of distance, intervening structures, and elevated non background levels, such as the use of the military airstrip. Additional sound attenuation will be provided by a combination of building setbacks, building location, landscaping throughout the site and building construction standards. Stationary equipment such as emergency generators will be screened from view which will also reduce off site noise. Short-term construction noise intrusion will be limited by compliance with the JPA noise ordinance. To operate outside of these hours requires a permit from the JPA. Compliance with conditions of such a permit will regulate noise impacts to less-than-significant.

Air Quality

Goal #2: Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the sub-region of western Riverside County.

Consistency Statement: The development of this transitional housing facility will be in close proximity to the residents of southwestern Riverside County, where there has traditionally been an underserved population of veterans. This minimizes long drives and commutes to obtain counseling and other nonresident client services while generating new employment opportunities in professional and service jobs close to residential areas in the Moreno Valley area.

Goal #3: Reduce air pollution through proper land use, transportation and energy use planning.

Consistency Statement: The Specific Plan will develop a transitional veterans housing facility that is noteworthy for technological innovation in building design with regard to lighting, heating and cooling, material use, and water and energy conservation. In addition to incorporating performance standards from the LEED rating system into the Specific Plan, specific land use patterns of the campus design will further enhance opportunities for multi-modal circulation and provide for trip reduction strategies.

Goal #4: Pursue reduced emissions for stationary and mobile sources through the use and implementation of new and advancing technologies.

Consistency Statement: Buildings within the Specific Plan are designed to be 20 percent more efficient than incumbent Title 24 – CALGREEN standards.

Goal #5: Maximize the effectiveness of air quality control programs through coordination with other governmental agencies.

Consistency Statement: All required permits from the South Coast Air Quality Management District will be obtained for the development and implementation of the Specific Plan. The Specific Plan will be in compliance with the adopted clean air

provisions of the March JPA. The Specific Plan will be developed in accordance with any mitigation requirements for the Specific Plan placed by any other governmental agency.

Goal #6: Reduce emissions associated with vehicle/engine use.

The development of this transitional housing facility will be in close proximity to the residents of southwestern Riverside County, where there has traditionally been an underserved population of veterans. This will help minimize long drives and commutes to obtain counseling and other nonresident client services.

Goal #7: Reduce emissions associated with energy consumption.

Consistency Statement: The Specific Plan incorporates performance standards and sustainable design criteria from the LEED for New Construction rating system to promote energy conservation and reduce energy consumption derived from buildings and building systems. Additionally, all buildings are required to exceed CALGREEN standards by 20 percent. The Specific Plan is consistent with this General Plan goal.

Goal #8: Reduce air pollution emissions and impacts through siting and building design.

Consistency Statement: The Project is designed to promote walkability and connectivity throughout the site and provides for multi-modal transportation options in and out of the site.

Goal #9: Reduce fugitive dust and particulate matter emissions.

Consistency Statement: The Specific Plan will comply with the South Coast Air Quality Management District policies, permits, and regulations. Further, performance standards for high efficiency ventilation and filtration systems are required within the development in order to exceed CALGREEN standards by 20 percent.

HOUSING ELEMENT

Goal #1: Promote and maintain a balance of housing types and corresponding affordability levels to provide for the community's demands for housing within all economic segments of the population, with an emphasis on lower income, senior and special needs households.

Consistency Statement: The Specific Plan will provide for Institutional Residential facilities to accommodate a full range of assistance and programs for homeless U.S. veterans.

Goal #2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.

Consistency Statement: The Specific Plan is for the relocation and expansion of an existing transitional home program for veterans. The Project will meet this goal by providing suitable and affordable housing for individuals who currently do not have homes.

Goal #3: Remove or mitigate constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.

Consistency Statement: The Specific Plan does not pose any constraints to the maintenance, improvement, or development of affordable housing. On the contrary, the Project will provide short and long-term affordable housing for U.S. veterans.

Goal #4: Provide increased opportunities for home ownership.

Consistency Statement: The General Plan designations for the Specific Plan site do not include any residential land use designations; therefore the development is in accordance with the goals and vision of the General Plan. Institutional Residential land uses are the only permitted residential facilities provided throughout the Specific Plan. The residential care facilities will not be subdivided or sold as individual properties for residential uses; the entirety of the units will be under the ownership of the residential care facility.

Goal #5: Enhance the quality of existing residential neighborhoods through maintenance and preservation, while minimizing displacement impacts.

Consistency Statement: No residential neighborhoods exist within close proximity to the Specific Plan area; as such, the Project will not cause any displacement impacts to residential tenants within or surrounding the Specific Plan site.

Goal #6: Provide equal housing opportunity for all residents regardless of race, religion, sex, sexual orientation, marital status, ancestry, national origin, color or handicap.

Consistency Statement: Development activities included in this specific plan will not discriminate in any aspects that affect the sale, rental, or occupancy of housing based on status or other arbitrary classification. This plan supports the enforcement of fair housing laws prohibiting arbitrary discrimination in the building, financing, selling and renting of housing on the basis of race, religion, family status, national origin, physical handicap, or other such circumstances.

Goal #7: Encourage energy conservation activities in all neighborhoods.
Consistency Statement: The Specific Plan incorporates performance standards and sustainable design criteria from the LEED for New Construction rating system that will assist in energy conservation on-site. In addition to incorporating sustainable green building practices into the design and envelope of the building, the Specific Plan

promotes a variety of other sustainable implementation measures inherent within the plan that will further reduce energy consumption.

Goal #8: Improve and maintain sanitary and affordable housing for very-low income households and seniors.

Consistency Statement: The Specific Plan will provide a variety of sanitary and affordable long-term housing choices for senior citizens in assisted and independent living facilities.

Goal #9: Reduce substandard housing and health and safety violations.

Consistency Statement: The Specific Plan will provide brand new state of the art institutional residential facility. All buildings within the Specific Plan will be built in accordance with the California Building Code and will be free of any health and safety violations at the time of occupancy.

Goal #10: Improve and maintain affordable rental housing and opportunities for home ownership.

Consistency Statement: The proposed transitional veterans housing facility's program is designed to assist homeless and at risk veterans and allow the to transition back into the community at large. As part of the process, clients obtain employment and start paying a below market rent in preparation for what they will encounter as they transition back out into the community. Home ownership opportunities will not be provided within the Specific Plan area.

Goal #11: Provide livable neighborhoods evidenced by well maintained housing, ample public services, and open space which provide a high quality living environment and instill community pride.

Consistency Statement: The vision of this veterans housing facility includes attractive landscape plantings, aesthetic treatments, architectural details, and open spaces that will become a community asset. This area will be provided with social gathering areas to create a beautiful atmosphere for both residents and visitors of the campus.

Goal #12: Encourage economic development and sustainability and promote an inclusive community.

Consistency Statement: The implementation of this Specific Plan will help recapture the economic loss attributed to base realignment by providing an employment-generating sustainable development that will help develop quality employees and strengthen economic opportunities for the region. The Specific Plan will provide pleasant and appealing vehicular and non-vehicular connections from the former March Air Force Base to the neighboring jurisdiction of Moreno Valley.

Goal #13: Establish adequate planning, administrative and fiscal tools to implement housing policies.

Consistency Statement: This Specific Plan will act as the governing document that is intended to provide for the orderly and efficient development of the proposed Project in accordance with the provisions of the March JPA General Plan. This Specific Plan establishes the Campus Vision (Chapter 2), Development Plan (Chapter 3), Development Regulations and Design Guidelines (Chapter 4), and Administrative Procedures and Implementation (Chapter 5) necessary to achieve a high quality healthcare campus in southwest Riverside County that helps create a balanced community, strengthens the economic opportunities in the area, and implements the policies set forth in the General Plan.

RESOURCE MANAGEMENT ELEMENT

Goal #1: Conserve and protect surface water, ground water, and imported water resources.

Consistency Statement: The Specific Plan will be constructed to minimize impacts to the existing surface water, ground water and imported water resources. The use of drought-tolerate landscaping and water-efficient irrigation systems will be implemented wherever possible. Irrigation will be sensitive to changing climatic conditions so that irrigation will be limited during times of heavy rain. Additionally, the Project will use water-efficient technologies and fixtures to the extent practicable.

Goal #2: Control flooding to reduce major losses of life and property.

Consistency Statement: The Specific Plan has incorporated adequate flood mitigation measures and drainage improvements for both the interim and ultimate conditions for the site.

Goal #3: Conserve and protect significant land forms, important watershed areas, mineral resources and soil conditions.

Consistency Statement: The Specific Plan will preserve the integrity of existing cultural and historic resources,
hillsides, open space and neighborhoods, and provide for their enhancement. The existing drainage easements along the boundary of the site will be utilized for pedestrian trails and enhanced parkways along the streetscapes.

Goal #4: Conserve energy resources through use of available energy technology and conservation practices.

Consistency Statement: The Specific Plan is dedicated to creating a positive community image through environmental performance standards and sustainable development. The Specific Plan incorporates performance standards and sustainable design criteria

from the LEED for New Construction rating system that promotes energy technology and conservation practices. By incorporating LEED standards into the development plan, both water and energy consumption will be minimized.

Goal #5: Conserve and protect significant stands of mature trees, native vegetation, and habitat within the planning area.

Consistency Statement: One of the environmental goals of the Specific Plan is to preserve the natural beauty, minimize degradation of the March JPA Planning Area, and provide enhancement of environmental resources, and scenic vistas. Development regulations have been formulated to preserve existing mature trees and vegetation wherever possible.

Goal #6: Provide an effective and efficient waste management system for solid and hazardous wastes that is financially and environmentally responsible.

Consistency Statement: The Specific Plan will be supported by a comprehensive solid waste collection, recycling program, and hazardous waste disposal program that are in compliance with the County Solid Waste Management Plan. Solid waste will be disposed of through contracts with Waste Management of the Inland Empire. In an effort to reduce the amount of material generated, the Specific Plan includes provisions for compliance with the County of Riverside Source Reduction and Recycling Element.

Goal #7: Promote cultural awareness through preservation of the planning area's historic, archeological and paleontological resources.

Consistency Statement: The Specific Plan developer understands the importance of documenting, maintaining, preserving and conserving any archeological, historical and paleontological sites or artifacts that are discovered during construction of this new healthcare campus. The Specific Plan will follow all required mitigation measures to ensure that any archeological, historical and paleontological artifacts are recovered and cared for properly.

Goal #8: Develop and maintain recreational facilities as economically feasible, and that meet the needs of the community for recreational activities, relaxation and social interaction.

Consistency Statement: The Specific Plan will provide for recreational and other open space areas throughout the Specific Plan. The open space areas provided will create a pleasant and appealing atmosphere for walking and jogging, with relaxation and social interaction nodes within and around the campus.

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 recreational use, as well as visual and physical relief from urban development.

Consistency Statement: The Project design includes a network of open spaces that will provide distinct opportunities for community gathering, active and passive recreation and reflection. These linkages will provide passive open space areas that offer community recreation and support existing recreation facilities south of the Project site, and The paths and trails will be clearly designated for pedestrian safety and will serve as buffers between the buildings and parking areas. Furthermore, the Landscape Plan includes cutting edge innovative design and an attractive water efficient landscape palette that will be utilized throughout the campus.

Goal #10: Establish standards for scenic corridors, trails and vistas that contribute to the quality of the planning area.

Consistency Statement: Development Regulations and Guidelines are included in the Specific Plan to promote a high standard of design for each different aspect or location of the site. The Specific Plan includes development standards and landscape architecture design standards that create a unifying theme throughout the campus while providing for flexibility for individual settings within the community to display their distinct character that contributes to the quality of the planning area.

SAFETY/ RISK MANAGEMENT ELEMENT

Goal #1: Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.

Goal #2: Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.

Goal #3: Minimize injury, loss of life, property damage, and economic and social disruption caused by flood hazards.

Goal #4: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Goal #5: Reduce the potential for hazardous material exposure or contamination in the Planning Area.

Goal #6: Ensure to the fullest extent practical that, in the event of a major disaster, critical structures and facilities remain safe and functional.

Goal #7: Reduce the possible risk of upset, injury and loss of life, property damage, and other impacts associated with an aviation facility.

Goal #8: Plan for emergency response and recovery from natural and urban disasters.

Consistency Statement for Safety and Risk Management goals 1-8: The Specific Plan will incorporate appropriate grading and development design standards to protect the community from seismic, flood and geological hazards by minimizing impacts to the existing topography. The Specific Plan will be developed in accordance with the Uniform Fire Code for new construction in fire hazard areas. The circulation system for the Specific Plan has been designed to facilitate emergency access consistent with the JPA Public Services requirements. Adequate police and fire protection will be available to the site, consistent with JPA requirements. Also buildings will be equipped with emergency sprinkler systems. The Project will be developed in accordance with JPA regulations and guidelines related to hazardous contamination prevention.

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Appendix D – Specific Plan Ordinance

ORDINANCE #JPA 11-05

AN ORDINANCE OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN AND CONDITIONS OF APPROVAL

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 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 were 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, the U.S. Vets Transitional Housing Program Specific Plan ("Specific Plan") proposes a comprehensive approach to the planning development of a sustainable and integrated transitional housing campus (approximately 269,000 square feet of buildings to include occupiable buildings and support facilities, 246 on-street parking, and about 97,200 square feet of landscaped open space) on a 7.75-acre portion of the MJPA Planning Area within a site situated east of Interstate 215 (I-215) in the northeast portion of the MJPA Planning Area, adjacent to the City of Moreno Valley to the south, and March LifeCare Campus SP-7 to the north, and generally bounded by N Street to the north, 4th Street to the west and 6th Street to the east ("Specific Plan Area"). A legal description of the Specific Plan Area boundaries is attached hereto as Exhibit "A" to this Ordinance; and

WHEREAS, the Specific Plan was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below; and

WHEREAS, an Addendum to the Certified Program Environmental Impact Report SCH#2008071021 ("Addendum") was prepared to analyze the potential adverse environmental impacts of implementation of the Specific Plan in compliance with CEQA and was approved, along with the adoption of Findings of Fact by the Joint Powers Commission of the March Joint Powers Authority through Resolution No. 09-32; and

WHEREAS, on October 19, 2011, the Planning Commission of the March JPA ("Planning Commission") conducted a duly noticed public hearing on the Specific Plan at which time all persons wishing to testify in connection with the Specific Plan were heard and the Specific Plan was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance and the Specific Plan have occurred.

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

SECTION 1. The U.S. Vets Transitional Housing Program Specific Plan, hereinafter referred to as "SP-6", is hereby adopted as set forth in the attached Exhibit "B," which is incorporated by this reference, subject to the conditions of approval in the attached Exhibit "C," which is incorporated by this reference and which is hereby made a part of SP-6 as though fully set forth therein.

SECTION 2. SP-6 shall govern and control the planning, zoning, land use, development, and development approval process for improvements for all real property delineated in the legal description set forth in the attached Exhibit "A" ("Specific Plan Area"). To the extent other planning, zoning, land use, development, and development approval process regulations adopted by the March JPA are applicable and not inconsistent or in conflict with the provisions of SP-6, such regulations shall apply to the Specific Plan Area and shall not be deemed pre-empted by the adoption of SP-6. The governance and control of planning, zoning, land use, development and development approval process for improvements of real property shall be further defined as identified by the attached Exhibit "C" (Project Conditions of Approval). All prior zoning and land use restrictions for the Specific Plan Area in conflict or inconsistent with the provisions of SP-6 are hereby repealed as of the effective date of this Ordinance, and the Planning Director of the March JPA is hereby delegated the authority to modify the Official Zoning Map of the March JPA in accordance with this Ordinance to indicate the Specific Plan Area is governed by SP-6.

SECTION 3. All provisions of SP-6 are deemed separate, distinct, and severable. In the event any one or more provisions of SP-6 are rendered invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain valid and enforceable.

SECTION 4. Based on the entire record before the Joint Powers Commission of the March Joint Powers Authority ("Commission") and all written and oral evidence presented to the Commission, the Commission finds that SP-6 was prepared, and its contents are, in accordance with Chapter 9.13 of the March JPA Development Code and California Government Code Sections 65450 et seq.

SECTION 5. Pursuant to Section 9.13.090 of the March JPA Development Code and Section 65454 of the California Government Code, and based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Joint Powers Commission hereby finds that SP-6 is consistent with the General Plan of the March JPA ("General Plan") and systematically implements the goals and objectives of the General Plan for the reasons set forth in Appendix C (pp. 127) of the Specific Plan. Said reasons are hereby adopted as the findings of the Joint Powers Commission as though fully set forth in this Ordinance.

Appendix E – Current Buildings on Specific Plan Area

2009 Use	Former Air Force Use	Building Number	Year of Construction	Square Footage	2011 Status
Vacant	Three-Story Dormitory	940	1989	25,608	No Change
Vacant	Burger King / AAFES	942	1976	3,523	Vacant

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Appendix F – LEED Checklist

Sustainable Sites	Yes /No/ Optional	Intent/Comments	Credit Name	Possible Points	Credit Language	Submittal Documentation	Specific Plan Location	Actual Points
Prereq 1	Y	Create an Erosion and Sedimentation Control Plan during the design phase of the project. Consider employing strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins.	**Construction Activity Pollution Prevention**	Required	Use most stringent erosion and sedimentation control requirements to create and implement an Erosion and Sedimentation Control Plan(ECP). Prevent loss of soil during construction by wind or rain, prevent sedimentation of storm sewer or receiving waters, prevent dust and particulate matter from entering the air.	A construction submittal, project drawings of ECP, proof of NPDES compliance or local reviewed SWPPP, ECP narrative.	3.13	1
Credit 1	Y	An individual building is eligible for this credit if it can be demonstrated that the area disturbed by the building's construction activity complies with credit requirements and this is demonstrated within the LEED application submittal. This approach is expected to be most useful when buildings are being constructed at different times	**Site Selection**	1	Avoid developing on portions of sites that meet any of the following criteria: Farmland. Land within 5 feet of 100-year flood level as defined by FEMA. Specifically defined Habitat for threatened or endangered species. Land within 100 feet of any wetland as defined by the most stringent federal, state, or local agency. Greenfield within 50 feet of a defined water body. Parkland	A Design submittal, provide conformation that the site does not meet any of the prohibited requirements. For special circumstances a narrative can included.	EIR / Appendix H	1
Credit 2	Y	"Channel development to urban areas with existing infrastructure and preserve habitat and natural resources." March Lifecare Campus is designed to be a pedestrian oriented campus. Existing infrastructure will be upgraded as part of the development, and neighboring habitat directly north of the site would be preserved as part of the project.	**Development Density & Community Connectivity**	1	**Option 1**. Construct on previously developed site **AND** in a community with a minimum density of 60,000 sq. ft. per acre net.(see reference guide pages 35-42 for specific form of calculations) **OR Option 2**. Construct on previously developed site **AND** within ½ mile of a residential zone or neighborhood with an average destiny of 10 units per acre net **AND** within 1/2 mile of 10 basic services.	A Design submittal, provide data and calculations to document credit compliance. Submittal varies per compliance route review reference guide.	1.3.2	1
Credit 3	N		**Brownfield Redevelopment**		n/a	n/a	n/a	0
Credit 4.1	Y	"Reduce pollution and land development impacts from automobile use." The project is designed to be a	**Alternative Transportation,** Public Transportation	1	Locate project within 1/2 mile of existing or planned & funded commuter rail, light rail	A Design submittal. For rail provide a vicinity drawing showing the project site and the	3.4.5	1

		pedestrian oriented campus with an emphasis on public transportation. RTA provides two bus stops in the project area and would increase services to the campus project at build-out. Additionally, a shuttle service is planned to connect to a future metrolink station west of the 215 freeway within the MJPA.	Access		or subway station **OR** Locate project within 1/4 mile of one or more stops for 2 or more public or campus bus lines	location of all (existing and propose) fixed rail station within ½ mile. A listing of each fixed rail station and the distance form the station to the project site in miles. For bus provide a vicinity drawing showing the project site and the location of all bus stops within 1/4 mile. A listing of each bus line and the distance form the station to the project site in mile		
Credit 4.2		For institutional buildings, provide secure bicycle racks and/or storage, AND provide shower and changing facilities in the building or nearby.	**Alternative Transportation**, Bicycle Storage & Changing Rooms		For commercial or institutional buildings, provide secure bicycle racks and or storage within 200 yards of building entrance for 5% or more of all building users measured at peak period. **AND** provide shower and changing facilities in the building or within 200 yards of a building entrance for 0.5% of Full-Time Equivalent occupants. (see reference guide pages 55-58 for specific form of calculations)	A Design submittal. Provide FTE occupancy and transient occupancy for the project. Provide project drawings to show the locations of the secure bicycle storage areas and shower/changing facilities.	3.4.6	1
Credit 4.3		Where the campus has a central fleet operation or motor pool, at least 50% of the vehicles available must be alternative fuel vehicles (as defined above). Bi-fuel vehicles must utilize the alternative fuel option. In the case of centralized parking, accommodations for alternative-fuel vehicles may be made at the central facilities, providing that those accommodations are credited cumulatively to each building's need based on the preceding criteria. The centralized parking must be within ¼ mile of the building(s) or serviced by a campus shuttle.	**Alternative Transportation**, Low-Emitting and Fuel-Efficient Vehicles	1	**Option 1**. Provide low-emitting and fuel-efficient vehicles for 3% of FTE occupants AND provide preferred parking for these vehicles. **OR Option 2**. Provide preferred parking for low-emitting and fuel-efficient vehicles for 5% of the parking provided on the site.	A Design submittal. Provide FTE occupancy for the project. Provide the total parking• capacity of the site. **Option 1** provide project drawings to show the location of the preferred parking spaces for the low-emitting and fuel-efficient vehicles. Confirm quantity of low-emitting and fuel-efficient vehicles provided and their make, model and manufacturer. Confirm whether each vehicle is a zero-emission vehicle or enter each vehicle's ACEEE score. **Option 2** provide project drawings to show the location of the preferred parking spaces for the low-emitting and fuel-efficient vehicles. Confirm the number of preferred parking spaces provided.	3.4.4	1
Credit	Y	"Reduce pollution and land	**Alternative**	1	**Option 1**. Size parking	Design Submittal.	4.8.3	1

4.4		development impacts from single occupancy vehicle use." Size parking capacity to not exceed minimum local zoning requirements, AND, provide preferred parking for carpools or vanpools.	**Transportation,** Parking Capacity		to not exceed minimum local zoning AND provide preferred parking for carpools or vanpools for 5% of the total provided parking.**OR Option 2.** Provide parking for less than 5% of FTE building occupants, parking that is provided is for carpool or vanpool **OR Option 4** Provide no **new** parking.	Provide FTE occupancy for the project. Provide total parking capacity of the site. Confirm the appropriate project compliance path.		
Credit 5.1	N		**Site Development,** Protect of Restore Habitat	1	**N/A**	N/A	N/A	0
Credit 5.2	N		**Site Development,** Maximize Open Space	1	**N/A**	N/A	N/A	0
Credit 6.1	Y	The Project will limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing Stormwater runoff	**Stormwater Design,** Quantity Control	1	**Option 1.** (existing impervious is ≤50%) Implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one- and two-year, 24-hour design storms. **OR** Implement a stormwater management plan that protects receiving stream channels from excessive erosion by implementing a stream channel protection strategy and quantity controls strategies.**OR Option 2.** (existing impervious is ≥50%) Implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year, 24-hour design storm.	Design Submittal. Provide the pre-development site run-off rate (cfs). Provide the pre-development site run-off quantity (qf). Provide the post-development site run-off rate (cfs). Provide the post-development site run-off quantity (qf). **OR** Provide a narrative describing the project site conditions, measure taken, and controls implemented to prevent excessive stream velocities and associated erosion.	3.8.2	1
Credit 6.2	Y	The Project will reduce or eliminate water pollution by reducing impervious cover, increasing on-site infiltration, eliminating sources of contaminants, and removing pollutants	impervious cover, increasing on-site infiltration, eliminating sources of contaminants, and removing	1	Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the	Design Submittal. For Non-structural BMP's- Provide a list of BMP's including a description of the function of each BMP and the percent annual rainfall treated.	3.8.3	1

		from Stormwater runoff.	pollutants from Stormwater runoff. **Stormwater Design,** Quality Control		stormwater runoff from 90% of the average annual rainfall using acceptable BMP's. BMP's used must be capable of removing 80% of the average annual post development TSS load based on existing monitoring reports.	Fro Structural Controls- Provide a list of structural controls, including a description of the pollutant removal of each control and the percent of annual rainfall treated. **AND** Provide an optional narrative.		
Credit 7.1	Y	The Project will provide any combination of the following strategies for 50% of the site hardscape (roads, sidewalks, courtyards and parking lots) - Use paving materials with a Solar Refectance Index (SRI) of at least 29. Place a minimum of 50% of parking spaces under cover. Any roof used to shade or cover parking must have an SRI of at least 29.	**Heat Island Effect,** Non-Roof	1	**Option 1.** Provide any combination of the following strategies for 50% of the site hardscape (**including** roads, sidewalks, courtyards and **parking lots) Shade within 5 years** of occupancy, Paving materials with a Solar Reflectance Index (SRI) of at least 29, Open grid pavement system **OR Option 2. Place** a **minimum of** 50% of parking spaces **under** cover (defined as underground, **under deck,** under **roof or under** a **building) Any** roof used **to shade or cover** parking must have an SRI of at least 29.	Construction Submittal. Provide project site drawings high-lighting the location of specific paving materials, landscape shading, and/or underground or covered parking. **AND Option 1**. Provide the measured reflectance and emittance of each paving material installed on site, the total area of hardscape, total area of hardscape to be shaded within 5 years, total area of installed SRI compliant hardscape materials. **OR Option 2**. Total number of parking spaces provided on-site, total number of covered parking spaces provided on-site, **AND** (for either compliance option) Provide an optional narrative, confirm that the roof material covering or shading the parking has an SRI of at least 29.	4.4.7	1
Credit 7.2	O	An average of compliance for building roof areas may be used to meet these requirements when more than one building is on the site. For each building or for the group of buildings, combinations of high albedo and vegetated roof must collectively cover 75% of the roof area.	**Heat Island Effect,** Roof	1	**Option 1**. Use roofing materials having a SRI ≥78 for low sloped roof, SRI ≥29 for steep-sloped roof **OR Option 2**. Install a vegetated roof for at least 50% of the roof area. **OR Option 3**. Install a combination of the two (see reference guide)	Design Submittal. **Option 1** Provide total area of installed SRI compliant roofing materials, Provide a listing of installed roofing materials and their SRI values. **OR** Option 2 Provide total area of installed green roof systems. **OR Option 3**. Provide total area of installed green roof system, total area of installed SRI compliant roofing materials, provide a listing of installed roofing materials and their SRI values. **AND** Optional narrative.	Optional	0
Credit 8	Y	"Minimize light trespass from the building and the site, reduce sky-glow to	**Light Pollution Reduction**	1	For exterior lighting: Only light as required for safety and comfort.	Design Submittal. Provide copies of the project lighting	4.9.9	1

		increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact nocturnal environments."			Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE / IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments. All projects shall be classified under one of the following zones, as defined in IESNA RP-33, and shall follow all of the requirements for that specific zone: LZ1-Dark (park and rural settings), LZ2-Low (Residential Areas), LZ3-Medium (Commercial/Industrial, High-Density Residential), LZ4-High (Major City Centers, Entertainment Districts)	drawings to document the location and type of fixtures installed. **AND** Complete the lighting power density tables on the submittal template; location and ID of each installed exterior luminaire; site area to be illuminated by the luminaire; installed LPD and ASHRAE-allowable LPD. Confirm the site zone classification for the project. Complete the site Lumen Calculation on the submittal template, type, ID, quantity installed, initial lamp lumens above 90 degrees from nadir. **AND** Provide a narrative that includes specific information regarding the light trespass analysis conducted to determined compliance.		
Credit 1.1	Y	Limit or eliminate the use of potable water, or other natural surface or subsurface water recourses available on or near the project site, for landscape irrigation.	**Water Efficient Landscaping**, Reduce by 50%	**1**	Reduce Potable water consumption for irrigation by 50% from a calculated mid-summer baseline case. Reductions shall be attributed to any combination of the following items: Plant species factor, Irrigation efficiency, use of captured rainwater, use of recycled rainwater, use of recycled wastewater, use of water treated and conveyed by a public agency specifically for non-potable uses.	Design Submittal. Provide the project's calculated baseline Total Water Applied (TWA)(gal), The project's calculated design case TWA, total non-potable water supply available for irrigation purposes, narrative	4.9.1	1
Credit 1.2	N	Eliminate the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.	**Water Efficient Landscaping**, No Potable Use or No Irrigation	**1**	Achieve Credit 1.1 **AND** Use only captured rainwater, recycled wastewater, recycled greywater, or water treated and conveyed by a public agency specifically for non-potable uses for irrigation.		4.9.1	1
Credit 2	N	Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.	**Innovative Wastewater Technologies**	**1**	N/A	N/A	N/A	0
Credit 3.1	O	Incorporate Savings By Design Measures. Because of the varying occupant numbers in some types of	**Water Use Reduction**, 20% Reduction	**1**	Employ strategies that in aggregate use 20% less water than the water use baseline	Design Submittal. Provide the project's calculated occupants, the project's calculated	Optional	0

		campus buildings (including students, staff, and visitors) an alternative method of calculating this credit may be used. Rather than basing the calculations on the number of occupants, the water use may be based on the total number of each type of applicable fixtures in the building and the estimated number of uses for each of these. For example, for public water closets a sample calculation is as follows: Total Daily Water Use (Public WC) = Total Number Of Fixtures x Estimated Daily Uses x Flow Rate(GPF) x Duration. The calculations should use the same fixture count and daily use numbers for the base and proposed case. This provides a reasonable representation of base and proposed case water use. Calculations should include all flush fixtures and the following flow fixtures: public and private lavatories, public and private showers, kitchen faucets, and laboratory and service lavatories. The following as process loads may be excluded: eyewash fountains, emergency showers, water coolers, and water fountains.			calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures: water closets, urinals, lavatory faucets, showers and kitchen sinks.	design case water usage, the project's calculated baseline water usage, for projects using non-potable water for sewage conveyance, provide total non-potable water supply (gal) available for sewage conveyance, narrative		
Credit 3.2	O	Individual users may attempt to achieve this requirement on their own but it will not be required as part of the Specific Plan.	**Water Use Reduction**, 30% Reduction	1	Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures: water closets, urinals, lavatory faucets, showers and kitchen sinks.	Design Submittal. Provide the project's calculated occupants, the project's calculated design case water usage, the project's calculated baseline water usage, for projects using non-potable water for sewage conveyance, provide total non-potable water supply (gal) available for sewage conveyance, narrative	Optional	0
Prereq 1	y	Verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements(OPR), basis of design(BOD), and	**Fundamental Commissioning of the Building Energy Systems**	Required	1) Designate an individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning	Construction Submittal. Provide name and company information for the CxA. Confirm that the 6 tasks have been completed. Provide a narrative.	4.10.8	1

		construction documents. Systems to be commissioned: Heating, ventilating, air conditioning, and refrigeration systems (HVAC&R) and associated controls, lighting and daylighting controls and domestic hot water systems			process activities. a) The CxA shall have documented commissioning authority experience in at least two building projects. b) The individual serving as the CxA shall be independent of the project's design and construction management, though they may be employees of the firms providing those services. The CxA may be a qualified employee or consultant of the owner. c) The CxA shall report results, findings and recommendations directly to the owner. d) For projects smaller than 50,000 gross sq. ft., the CxA may include qualified persons on the design or construction teams who have the required experience. 2) The owner shall document the OPR. The design team shall develop the BOD. The CxA shall review these documents for clarity and completeness. 3) Develop and incorporate commissioning requirements into the construction documents. 4) Develop and implement a commissioning plan. 5) Verify the installation and performance of the systems to be commissioned. 6) Complete a summary commissioning report. (review reference guide)			
Prereq 2	y	Design the building envelope, HVAC, lighting, and other systems to maximize energy performance. The ASHRAE 90.1-2004 User's Manual contains worksheets that can be used to document compliance with this prerequisite. For projects pursuing points under EA Credit 1, the computer	**Minimum Energy Performance**	Required	Design building to comply with mandatory provisions of ASHRAE/IESNA Standard 90.1-2004; and the prescriptive requirements or performance requirements of ASHRAE/IESNA Standard 90.1-2004.	Design Submittal. Confirm that the project meets The requirements of the ASHRAE 90.1-2004, Provide an optional narrative	4.10.8	1

		simulation model may be used to confirm satisfaction of this prerequisite. If a local code has demonstrated quantitative and textual equivalence following, at a minimum, the U.S. Department of Energy standard process for commercial energy code determination, then it may be used to satisfy this prerequisite in lieu of ASHRAE 90.1-2004. Details on the DOE process for commercial energy code determination can be found at www.energycodes.gov/implement/determinations_com.stm.						
Prereq 3	y	Reduce ozone depletion.	**Fundamental Refrigerant Management**	Required	Zero use of CFC-based refrigerants in new base building HVAC&R systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits.	Design Submittal. Confirm that the project does not use CFC refrigerants.**OR** Confirm that the project has a phase out plan for any existing CFC-based equipment. Provide a narrative.	4.10.8	1
Credit 1		Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use. Requirements for 20% more efficiency thanTitle 24 in the Specific Plan will allow buildings in to qualifiy for 4 LEED points under this section. Taking advantage of Savings By Design with Edison could also increase users' potential to qualify for additional points.	**Optimize Energy Performance**	1 to 10	Option 1 Whole Building Energy Simulation (for options 2 & 3 (4 points, 2-5 points) see reference manual). 2 points on this scale are required as of June, 2007. Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004. Proposed design must comply with the mandatory provisions in Standard 90.1-2004; must include all the energy costs within and associated with the building project; **AND** project must be compared against a	Design Submittal. The EA Credit 1 Submittal Template (on USGBC website) provides detailed tables and calculations to assist with the completion of this credit	Title 24 Requirements, 2007 Savings by Design Healthcare modeling Procedures	4

					baseline building that complies with Appendix G, Standard 90.1-2004.			
Credit 2	y	Encourage and recognize increasing levels of on-site renewable energy self-supply in order. Implementing a solar roof program for proposed buildings and parking lots would allow the project to qualify for these points.	**On-Site Renewable Energy**	1 to 3	Calculate project performance by expressing the energy produced by the renewable systems as a percentage of the building annual energy cost. Use the building annual energy cost calculated in EA Credit 1 or use the Department of Energy (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use.	Design Submittal. The EA Credit 2 Submittal Template (on USGBC website) provides detailed tables and calculations to assist with the completion of this credit. Provide on-site renewable energy source, annual energy generated for each source, backup fuel for each source, Describe the source of annual energy cost information	4.10.8	1
Credit 3	O	Begin the commissioning process early during the design process and execute additional activities after systems performance verification is completed	**Enhanced Commissioning**	**1**	1. Prior to the start of the construction documents phase, designate an independent Commissioning Authority (CxA) to lead, review, and oversee the completion of all Cx process activities. The CxA shall, at a minimum, perform Tasks 2, 3 and 6. Other team members may perform Tasks 4 and 5.a. The CxA shall have documented CxA experience in at least two building projects. b. The individual serving as the CxA shall be- i. independent of the work of design and construction; ii. not an employee of the design firm, though they may be contracted through them; iii. not an employee of, or contracted through, a contractor or construction manager holding construction contracts; iv. (can be) a qualified employee or consultant of the owner. c. The CxA shall report results, findings and recommendations directly to the owner. d. This requirement	Construction Submittal. The following project data and calculation information is required to document credit compliance. Provide the name, firm and experience information for the CxA, confirm that the 6 required tasks have been completed, provide a narrative description of the results of the commissioning design review, implementation of the systems manual and training, and the plan for the review of building operation at 8 to 10 months.	Optional	0

					has no deviation for project size. 2. The CxA shall conduct, at a minimum, one Cx design review of the OPR, BOD, and design documents prior to mid-construction documents phase and back-check the review comments in the subsequent design submission. 3. The CxA shall review contractor submittals applicable to systems being commissioned for compliance with the OPR and BOD. This review shall be concurrent with A/E reviews and submitted to the design team and the owner. 4. Develop a systems manual that provides future operating staff the information needed to understand and optimally operate the commissioned systems. 5. Verify that the requirements for training operating personnel and building occupants are completed. 6. Assure the involvement by the CxA in reviewing building operation within 10 months after substantial completion with O&M staff and occupants. Include a plan for resolution of outstanding commissioning-related issues.			
Credit 4	Y	Reduce ozone depletion and support early compliance with the Montreal Protocol while minimizing direct contributions to global warming.	**Enhanced Refrigerant Management**	**1**	**OPTION 1** Do not use refrigerants. **OR OPTION 2** Select refrigerants and HVAC&R that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The base building HVAC&R equipment shall comply with the following formula, which sets a maximum threshold for the	Design Submittal. Using the online Submittal Templates: provide the HVAC&R equipment types, including number, size (tons), refrigerant, and refrigerant charge, provide a narrative describing any special circumstances or calculation explanations.	4.10.8	1

					combined contributions to ozone depletion and global warming potential **AND** Do not install fire suppression systems that contain ozone-depleting substances (CFCs, HCFCs or Halons).			
Credit 5	O	Provide for the ongoing accountability of building energy consumption over time	**Measurement & Verification**	1	Develop and implement a Measurement & Verification (M&V) Plan consistent with Option D or Option B, (see reference guide), The M&V period shall cover a period of no less than one year of post-construction occupancy.	Construction Submittal. Confirm IPMVP Option pursued by the project, Upload copy of M&B plan, provide a narrative for special circumstances	Optional	0
Credit 6	O	Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.	**Green Power**	1	Provide at least 35% of the building's electricity from renewable sources by engaging in at least a two-year renewable energy contract. Renewable sources are as defined by the Center for Resource Solutions (CRS) Green-e products certification requirements. Determine baseline electricity use: Use the annual electricity consumption from the results of EA Credit 1. **OR** Use the Department of Energy (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use.	Construction Submittal. OPTION 1 Provide the name of the green power provider and contract term. Provide total annual electricity consumption (kWh) and total annual green power purchase (kWh). OPTION 2 Provide the name of the renewable energy certificate vendor. Provide total annual electricity consumption (kWh). Provide the value of the green tags purchased (kWh).	Optional	0
Atmosphere & Energy Totals			9 (yes) - 0 (no) - 2 (optional)					

Materials & Resources	Yes/No/ Optional	Intent / Comments	Credit Name	Possible Points	Credit Language	Submittal Documentation	Specific Plan Location	Actual Points
Prereq 1	Y	Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.	**Storage & Collection of Recyclables**	Required	Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals. *A guide for the recycle area size is provided on Page 240,*	Design Submittal. Confirm that recycling collection areas have been provided, per requirements, to meet the needs of the project. Confirm the types of materials that are being collected for recycling. Provide an optional narrative describing any special circumstances or considerations regarding the	3.8, 4.4.5, and 4.4.6	1

					table 1 Recycling Area Guidelines of the Reference Guide.	project's prerequisite approach.		
Credit 1.1	N	Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1	N/A	N/A	N/A	0
Credit 1.2	N	Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.	**Building Reuse**, Maintain 100% of Existing Walls, Floors & Roof	1	N/A	N/A	N/A	0
Credit 1.3	N	Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1	N/A	N/A	N/A	0
Credit 2.1	O	Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.	**Construction Waste Management**, Divert 50% from Disposal	1	Recycle and/or salvage at least 50% of non-hazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Excavated soil and land-clearing debris do not	Construction Submittal. Complete the construction waste calculation tables in the Submittal Template. The following information will be required to fill in these tables: general description of each type/category of waste generated; location of receiving agent (recycler/landfill) for waste; quantity of waste diverted (by category) in tons, or cubic yards, Provide a narrative describing the	3.8	1

					contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.	project's construction waste management approach. The narrative should include the project's Construction Waste Management Plan.		
Credit 2.2	O	Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.	**Construction Waste Management**, Divert 75% from Disposal	1	Recycle and/or salvage an additional 25% beyond MR Credit 2.1 (75% total) of nonhazardous construction and demolition debris. Excavated soil and land-clearing debris does not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.		Optional	0
Credit 3.1	O	Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources. Identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items.	**Materials Reuse**, 5%	1	Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least **5%**, based on cost, of the total value of materials on the project. *Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7*	Construction Submittal. Provide the total project materials cost (Divisions 2–10) or provide the total project cost for Divisions 2–10 to apply the 45% default materials value. Provide a tabulation of each salvaged/ reused material used on the project. The tabulation must include a description of the material, the source/vendor for the material and the product cost. Provide a narrative describing the materials reuse strategy implemented by the project. Include specific information about reused/salvaged materials used on the project.	Optional	0
Credit 3.2	O	Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.	**Materials Reuse**,10%	1	Use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least **10%**, based on cost, of the total value of materials on the project. *Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be*		Optional	0

					included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7			
Credit 4.1	Y	Increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.	**Recycled Content,** 10% (post-consumer + ½ pre-consumer)	**1**	Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least **10%** *(based on cost)* **of the total** value of the materials in the project. The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value. *Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.* (See reference guide pages 265-271 for specific definitions of post-consumer content and pre-consumer content)	Construction Submittal. Provide the total project materials cost (Divisions 2–10) or provide the total project cost for Divisions 2–10 to apply the 45% default materials value, Provide a tabulation of each material used on the project that is being tracked for recycled content, The tabulation must include a description of the material, the manufacturer of the material, the product cost, the pre-consumer and/or post-consumer recycled content percentage, and the source of the recycled content data, Provide an optional narrative	4.10.5	1
Credit 4.2	O	Increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.	**Recycled Content, 20% (post-consumer +** ½ pre-consumer)	**1**	Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least **20%** *(based on cost)* of the total value of the materials in the project. The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then	Construction Submittal. Provide the total project materials cost (Divisions 2–10) or provide the total project cost for Divisions 2–10 to apply the 45% default materials value, Provide a tabulation of each material used on the project that is being tracked for recycled content, The tabulation must include a description of the material, the manufacturer	Optional	0

					multiplied by the cost of assembly to determine the recycled content value. *Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.* (See reference guide pages 265-271 for specific definitions of post-consumer content and pre-consumer content)	of the material, the product cost, the pre-consumer and/or post-consumer recycled content percentage, and the source of the recycled content data, Provide an optional narrative		
Credit 5.1	Y	Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.	**Regional Materials**, 10% Extracted, Processed & Manufactured Regionally	1	Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of **10%** *(based on cost)* of the total materials value. If only a fraction of a product or material is extracted / harvested / recovered and manufactured locally, then only that percentage *(by weight)* shall contribute to the regional value. *Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.*	Construction Submittal. Provide the project's total project cost (for application of 45% default factor) or total materials cost. Note this reported value must be consistent across all MR credits. Complete the regional materials calculation table in the Submittal Template. The following information will be required to fill in this table: product name for each tracked material; material manufacturer; total product cost for each tracked material; percentage of product, by weight, that meets both the extraction and manufacture criteria; distance between the project site and extraction / harvest / recovery site; distance between the project site and the final manufacturing location. Provide an optional narrative.	4.10.5	1
Credit 5.2	O	Increase demand for building materials and products that are extracted And manufactured within the region, thereby supporting the use of indigenous	**Regional Materials**, 20% Extracted, Processed & Manufactured Regionally	1	Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for an additional 10% beyond MR Credit 5.1 (total of **20%**, *based on cost*)		Optional	0

		resources and reducing the environmental impacts resulting from transportation.			of the total materials value. If only a fraction of the material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.			
Credit 6	Y	Reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials. *Establish a project goal for rapidly renewable materials and identify products and suppliers that can support achievement of this goal. Consider materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork. During construction, ensure that the specified renewable materials are installed.*	**Rapidly Renewable Materials**	**1**	Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.	Construction Submittal. Provide the project's total project cost (for application of 45% default factor) or total materials cost. Note this reported value must be consistent across all MR credits. Complete the rapidly renewable materials calculation table in the Submittal Template. The following information will be required to fill in this table: product name for each tracked material; material manufacturer; total product cost for each tracked material; percentage of product, by weight, for each material that meets the rapidly renewable criteria. Provide an optional narrative.	4.10.5	1
Credit 7	N	Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components. These components include, but are not limited to, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes. Only	**Certified Wood**	1	N/A	N/A	N/A	0

		include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.						
Indoor Environmental Quality	**Yes/No/ Optional**	**Intent / Comments**	**Credit Name**	**Possible Points**	**Credit Language**	**Submittal Documentation**	**Specific Plan Location**	**Actual Points**

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Appendix G – Plant Palette

TREES:

Botanical name (Common name)

Acacia species (Acacia)
Agonis flexuosa (Peppermint Tree)
Albizia julibrissin (Silk Tree)
Arbutus unedo (Strawberry Tree)
Bauhinia variegata –purpurea (Purple Orchid Tree)
Bauhinia X blakeana (Hong Kong Orchid Tree)
Brachychiton populneus (Bottle Tree)
Brahea armata (Blue Hesper Palm)
Callistemon citrinus (Lemon Bottlebrush)
Calocedrus decurrens (Incense Cedar)
Cedrus deodara (Deodar Cedar)
Cercidium floridum (Blue Palo Verde)
Cercis occidentalis (Western Redbud)
Chilopsis linearis (Desert Willow)
Chitalpa tashkentensis (Chitalpa)
Chorisia speciosa (Floss Silk Tree)
Cinnamomum camphora (Camphor Tree)
Cupaniopsis anacardioides (Carrot Wood)
Cupressus sempervirens (Italian Cypress)
Dracaena draco (Dragon Tree)
Elaeocarpus decipiens (Japanese Blueberry Tree)
Eriobotrya deflexa (Bronze Loquat)
Erythrina americana (Naked Coral Tree)
Ficus microcarpa (Indian Laurel Fig)
Fraxinus uhdei (Shamel Ash)
Geijera parviflora (Australian Willow)
Jacaranda mimosifolia (Jacaranda)
Juglans californica (S. Califonia Black Walnut)
Koelreuteria bipinatta (Chinese Flame Tree)
Koelreuteria paniculata (Golden Rain Tree)
Lagerstroemia indica (Crape Myrtle)
Laurus nobilis 'Saratoga' (Sweet Bay)
Lophostemon conferta (Brisbane Box)
Magnolia grandiflora (Magnolia Species)
Melaleuca nesophila (Pink Melaleuca)
Olea europaea 'Swan Hill' (Fruitless Olive)
Phoenix canariensis (Canary Island Date Palm)
Phoenix dactylifera (Date Palm)
Pinus canariensis (Canary Island Pine)
Pinus halepensis (Aleppo Pine)
Pistacia chinensis (Chinese Pistache)

Platanus acerifolia (London Plane Tree)
Platanus racemosa (California Sycamore)
Podocarpus gracilior (Fern Pine)
Podocarpus henkelii (Long Leafed Yellow Wood)
Podocarpus macrophyllus (Yew Pine)
Populus fremontii (Fremont Cottonwood)
Prosopis Species (Mesquite)
Prunus caroliana (Carolina Laurel Cherry)
Prunus cerasifera 'Krauter Vesuvius' (Purple Leaf Plum)
Pyrus C. 'Bradford' (Bradford Pear)
Quercus agrifolia (Coast Live Oak)
Quercus engelmanii (Mesa Oak)
Quercus ilex (Holly Oak)
Quercus virginiana (Southern Live Oak)
Rhus lancea (African Sumac)
Schinus molle (California Pepper Tree)
Washingtonia robusta (Mexican Fan Palm)

SHRUBS:

Botanical name (Common name)
Abelia 'Edward Goucher' (Glossy Abelia)
Acacia craspedocarpa (Leather Leaf Acacia)
Agapanthus species (Lily of the Nile)
Agave Americana (Century Plant)
Agave desmettiana (Desmettiana Agave)
Aloe species (Aloe)
Anigozanthos cultivars (Kangaroo Paw)
Anisacanthus spp. (Desert Honeysuckle)
Artemisia californica (California Sagebrush)
Baccharis pilularis (Coyote Brush)
Berberis thunbergii (Japanese Barberry)
Bougainvillea spp. (Bougainvillea)
Buxus microphylla japonica (Japanese Boxwood)
Carissa macrocarpa 'Boxwood Beauty' (Boxwood Beauty Natal Plum)
Ceanothus spp. (California Wild Lilac)
Cistus spp. (Rockrose)
Convolvulus cneorum (Bush Morning Glory)
Correa spp. (Austrailian Fuchsia)
Cotoneaster apiculatus (Cranberry Cotoneaster)
Cycas revoluta (Sago Palm)
Dietes bicolor (Fortnight Lily)
Dodonaea viscosa 'Purpurea' (Purple Hopbush)
Echeveria elegans (Hens and Chickens)
Echium fastuosum (Pride of Madeira)
Elaeagnus pungens (Silverberry)
Eriogonum fasciculatum (California Buckwheat)
Escallonia 'fradesii' (Escallonia)

Euonymus japonicus spp. (Euonymous)
Feijoa sellowiana (Pineapple Guava)
Festuca glauca (Blue Fescue)
Grevellia 'Noellii' (Noel's Grevellia)
Hemerocallis hybrids (Day Lily)
Heuchera sanguinea (Coral Bells)
Ilex cornuta 'Burfordii' (Burford Holly)
Juniperus chinensis spp (Juniper)
Justicia spicigera (Mexican Honeysuckle)
Lantana camara (Bush Lantana)
Leptospermum laevigatum (Australian Tea Tree)
Ligustrum japonicum 'Texanum' (Texas Privet)
Liriope muscari (Big Blue Lilyturf)
Lonicera nitida (Box Honeysuckle)
Mimulus aurantiacus (Sticky Monkey Flower)
Muhlenbergia rigens (Deer Grass)
Myrsine Africana (African Boxwood)
Nandina domestica species (Heavenly Bamboo)
Phormium tenax (New Zealand Flax)
Photinia x fraseri (Fraser's Photinia)
Prunus caroliniana 'Bright 'n Tight' (Dwarf Caroliana Laurel Cherry)
Pyracantha species (Firethorn)
Rhaphiolepis indica species (Indian Hawthorn)
Rhus integrifolia (Lemonade Berry)
Ribes speciousum (Fuchsia Flowering Gooseberry)
Rosa banksiae (Lady Bank's Rose)
Salvia greggii & hybrids (Autumn Sage)
Salvia leucantha (Mexican Bush Sage)
Tecoma stans (Yellow Trumpet Flower)
Viburnum suspensum (Sandankwa Viburnum)

GROUNDCOVER
Botanical name (Common name)
Aptenia 'Red Apple' (Red Apple)
Baccharis pilularis 'Pigeon Point' (Dwarf Coyote Bush)
Carissa macrocarpa 'Prostrata' (Prostrate Natal Plum)
Drosanthemum floribundum (Rosea Ice Plant)
Lonicera japonica 'Halliana' (Hall's Japanese Honeysuckle)
Myoporum 'Pacificum' (Pacific Myoporum)
Trachelospermum jasminoides (Star Jasmine)

VINES:
Botanical name (Common name)
Bougainvillea species (Bougainvillea)
Distictis buccinatoria (Blood Red Trumpet Vine)
Rosa banksiae (Lady Bank's Rose)
Wisteria sinensis (Chinese Wisteria)

Appendix H – List of Definitions

Purpose

The purpose of this section is to promote consistency and precision in the application and interpretation of development and zoning terms and definitions. The meaning and construction of words and phrases defined in this section shall apply in regards to all development within the Specific Plan area, except where the context and usage of such words or phrases clearly indicates a different meaning or construction intended in that particular case.

Definitions

The following definitions shall apply to the U.S. Vets Transitional Housing Program Specific Plan.

Abutting - having lot lines or zone boundaries in common.

Access road - a graded road with such improvements and of such width, as required in this Specific Plan, which provides access from a division of land to an existing maintained street or highway.

Addition - any construction that is attached to an existing building and which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

Adjoining - means district boundaries or lot lines in common.

Advertising Sign – Those which direct attention to the goods and services sold, leased, or otherwise provided and made available, which shall include the name of the leasehold premises and may include names or sub-tenancies located thereon.

Airport - any area which is used or intended to be used for the taking off and landing of aircraft, including helicopters, and any appurtenant areas which are used or are intended go be used for airport buildings or facilities, including open spaces, taxiways and tie-down areas.

Ancillary Use - a use that is in addition and subordinate to the primary use.

Antenna – means a device used to transmit and/or receive radio or electromagnetic waves between terrestrially and orbitally based structures.

Antenna, Noncommercial - "Noncommercial antenna" means an antenna or satellite dish not used in conjunction with a business, or commercial enterprise.

Antenna, Satellite Dish - "Satellite dish antenna" means a transmitting and receiving antenna, typically parabolic, disc or double convex shaped with an active element

external to the disc that communicates by line of sight with another similar antenna or an orbiting satellite.

Antenna (transmission) - any system of wires, poles, pods, towers, whips, reflecting discs, or similar devices for transmission of electromagnetic waves.

Architectural features - any portion of the outer surface of a structure, including, but not limited to, the kind, color and texture of the building material, the type and style of all windows, doors, lights, signs, walls, fences, awnings and canopies, screens, sculptures, decoration, roof shape and materials, and other fixtures appurtenant to a structure.

Architectural control - public regulation of the design of private buildings to develop, preserve, or enhance the attractiveness or character of a particular area or individual building.

Awning Sign – a message integrated into the surface of an architectural awning structure mounted parallel to the building façade.

Berm - a mound of earth of varying height.

Blade Sign – a wall-mounted projecting or canopy-suspended sign at the pedestrian level adjacent to a building entry.

Block - a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways or any other barrier to the continuity to development.

Buffer areas - an area of land used to visibly separate one use from another or to shield noise, lights or other possible nuisances.

Building - any structure built for the support, shelter, or enclosure of persons or personal property of any kind.

Building coverage - the relationship between the ground floor area (footprint) of the building(s) and the net lot area.

Building height - the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys or other such incidental appurtenances.

Building, main - a building within which is conducted the principal use permitted on the lot as provided by this chapter.

Building, public - an institution such as a library, public school, hospital, or public owned or operated building, structure or land used for public purpose.

Building site - a lot, or contiguous lots of land in single, multiple, or joint ownership (exclusive of all rights-of way and all easements, except open space easements, that prohibit the surface use of the property by its owner), which provides the area and open spaces required by this chapter for construction of a building or buildings, and which abuts a public or private street or alley, or easement.

Centerline - the centerline of a street as referred to in this code shall mean the right-of-way centerline as established by the county engineer of the county, by the city engineer of any city within the county, by the Division of Highways of the State of California, or if no such centerline has been established and in any base in which foregoing definition is not applicable.

Certificate of occupancy - a document issued by the March JPA allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable municipal codes and ordinances.

Chemical/substance abuse facility - any facility which provides medical or non-medical care and supervision in a group setting to adults recovering from the effects of controlled substances or chemicals.

Clinic - an establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not lodged overnight.

Comfort Home - An individual dwelling unit, approximately 500 sq.ft., that includes a bedroom, bathroom, kitchen and living area.

Common area - land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenants or owner.

Community care facilities - any facility, place or building where non-medical care and supervision are provided for seven or more persons (does not include the licensee or members of the licensee's family or persons employed as facility staff). Term does not include recovery houses or other similar facilities providing group living arrangements for persons recently released from a penal or corrective institution.

Community center - a facility operated in the Senior Continuum which provides recreational, cultural or other similar activities.

Community noise equivalent level - a cumulative measure of noise for a 24-hour day, weighted to noise occurring during the evening and nighttime periods.

Decibel or db - a unit of sound pressure level.

Defensible space - a physical space which is made usable and safe by a design encouraging pedestrian circulation, visual access and the elimination of visually obstructed areas.

Density - the number of dwelling units, or housing structures per net acre of land.

Detention basin - a storage facility for the temporary storage of storm water runoff .

Developer - the person or firm who prepares acreage for development and installs sufficient improvements to facilitate further subdivision of the property and construction of authorized uses. In the case of larger acreage there may be a master developer who sells property to several builders. With smaller acreage, the developer may be the original land owner or an individual builder.

Development - the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development agreement - a legally binding instrument executed between two or more parties which sets forth the specific criteria under which a certain development project may proceed. Modifications to the terms and conditions of the agreement require the mutual written consent of all parties entering into the agreement.

Development plan - a map or maps, along with supporting text and data, statistics or tables which describe the entitlement to use and associated conditions thereto authorized for a described parcel of land, approved in accordance with the requirements of this Specific Plan.

Drive approach - the portion of a driveway, typically within the public right-of-way, which fl airs out for vehicle maneuvering.

Driveway - an access leading from a public street or right-of-way or a private street to a parking area, or from one parking area to another, but shall not be defined to include any ramp, aisle, or maneuvering area.

Driveway corner cut-off shall mean a safety area, clear of any visual obstructions measuring over 30 inches from street level and which would constitute a traffic or pedestrian hazard, as the triangular area created by a line between two points measured ten feet from, and along the axis of, the intersecting point of a street property line and the edge of a driveway nearest a side property line.

Dwelling - a structure or portion thereof which is used exclusively for permanent human habitation.

Dwelling group - a group of two or more detached buildings used as dwelling units located on a single lot, together with all of the open spaces required by this Specific Plan but not including tourist courts, motor courts, or motels or any other commercial uses.

Dwelling unit - one or more rooms designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single person or persons within the Senior Continuum.

Easement - a grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Employees' quarters - quarters for the housing of domestic employees when such quarters are located upon the same land occupied by their employer.

Environmental impact report (EIR) - a detailed statement setting forth the environmental effects and considerations pertaining to a project as specified in Section 21100 of the California Public Resources Code (California Environmental Quality Act), and may mean either a draft or a final EIR.

Existing use - the use of a lot or structure at the time of the enactment of this Specific Plan.

Façade – The exterior wall of a building exclusive of projecting signs, columns, pilasters, canopies, marquees, decorations, or the like.

Fence - a solid or open barrier intended to enclose or mark an area.

Fence, Perimeter Security - a barrier located at or adjacent to the site perimeter and enclosing buildings and open areas within intended to restrict access to residents, staff, program participants, and authorized guests.

Fire access road - a minimum 20-foot wide access road paved with asphalt or concrete for emergency use approved by the local fire agency.

Floor area, gross – the area within the perimeter of the outside walls of a building as measured from the inside surface of the exterior walls.

Floor Area, net - the total building floor area excluding garages, hallways, lobbies, elevators and other common spaces.

Floor Area Ratio this calculation determines the maximum square footage of a building on an individual parcel. A .50 FAR for a 10,000 square foot lot would allow a 5,000 square foot building. This total could be a single story building that is 5,000 square feet or a two story building with each floor being 2,500 square feet.

Frontage - the length of that portion of a lot abutting a street.

General plan - the adopted general plan of the March JPA which is the official statement of policy relative to physical development within the jurisdiction.

Grade (adjacent ground elevation) - the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished - the final elevation of the ground surface after development.

Grade, natural - the elevation of the ground surface in its natural state, before man-made alterations.

Grading, contour - a grading concept designed to result in earth forms and contours which resemble natural terrain characteristics, with generally curving, nonlinear slope banks having variations in the slope ratios of the horizontal and vertical curves.

Greenbelt - an open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land use or to mark the edge of an urban or developed area.

Hazardous substance - any of the following or combinations thereof as noted in the Riverside County Hazardous Waste Management Plan:
(1) Any substance designated pursuant to Section 1321(b)(2)(A) of Title 33 of the United States Code.
(2) Any element, compound, mixture, solution, or substance designated pursuant to Section 102 of the Federal Act, 42 U.S.C. 9602.
(3) Any hazardous waste having the characteristics identified under or listed pursuant to section 6921 of Title 42 of the United States Code, but not including any waste the regulation of which under the Solid Waste Disposal Act has been suspended by act of Congress.
(4) Any toxic pollutant listed under Section 1317(a) of Title 33 of the United States Code.
(5) Any hazardous air pollutant listed under Section 7412 of Title 42 of the United States Code.
(6) Any imminently hazardous chemical substance or mixture with respect to which the Administrator of the United States Environmental Protection Agency has taken action pursuant to Section 2606 of Title 15 of the United States Code.
(7) Any hazardous waste or extremely hazardous waste as defined by Sections 25-117 and 25-115, respectively, unless expressly excluded (California Health and Safety Code Section 25316).

Improvement - any street work surveys and monuments and utilities to be installed, or agreed to be installed, by the developer for public or private streets, highways, and easements as are necessary for the general use of the lot owners in the Specific Plan and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof. Improvement also means such other specific improvements or types of improvements, the installation of which, either by the land divider, public agencies, private utilities, by any other entity approved by the March JPA or its designated officer or entity, or by any combination thereof, is necessary to insure consistency with, or implementation of, the Specific Plan.

Housing, Permanent Supportive - permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and support services are provided to assist households achieving housing stability. Veterans who are economically self-sufficient and enjoy living in a community with fellow veterans can lease housing on U.S.VETS campuses. Supports and amenities may include rental assistance, sobriety support, individual and group counseling, peer support and job assistance.

Housing, Transitional - a social service program where housing is provided as a component of participation in the social service program. Typically a resident is enrolled in the program for approximately 12 months. Maximum allowed residence in transitional housing is two years.

Improvement standards - the standards set forth in this Specific Plan as it relates to the development of land within the Specific Plan.

Incidental Storage - a maximum of 10percent of the site can be used for incidental material storage associated with the primary use of the business.

Infrastructure - basic facilities and services needed to sustain development activities.

Institutional Residential – institutional housing associated with independent living facilities, where a resident is self-sufficient but requires help with services such as laundry, meals, job training and transportation. The other end of the spectrum would offer hospice care to residents that are in the last phases of incurable disease so that they may live as fully and comfortably as possible. This term may also apply to transitional housing programs for the homeless that currently exist within the March JPA.

Institutional use - a nonprofit or quasi-public use institution such as a church, library, public, or private school, hospital, or municipally owned or operated building, structure or land, used for public purpose.

Land use plan - a plan showing the existing and proposed location, extent and intensity of development of land.

Landscaping plans - a plan designed and prepared by a landscape designer or a landscape architect, who indicates the type, size and location of vegetative and accent material proposed for the landscaping of a site including all irrigation and other devices necessary to maintain such landscaping.

Landscaping - an area devoted to or developed and maintained predominately with native or exotic plant materials including lawn, ground cover, trees, shrubs, and other plant materials; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading, or storage areas).

Landscape setback - the required distance between a property line and a building, structure or parking lot.

Line of sight - point of visibility from one point to another.

Loading space - an accessible "off -street" space or berth on the same site as a structure, or within a structure, for the exclusive use of the loading or unloading of goods or materials.

Loading zone - an approved off -street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while loading or unloading merchandise or materials and which abuts upon a street, alley, or other appropriate access point.

Lot has the following meanings:

(1) A parcel of land with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder; or

(2) A parcel of land delineated on an approved record of survey, lot split or sub-parceling map as filed in the office of the county recorder, which abuts at least one public street or right-of-way, or easement determined by the March JPA to be adequate for the purpose of access; or

(3) A parcel of land containing not less than the area required by the zone in which it is located, abutting at least one public street or right-of-way, and held under separate ownership from adjacent property.

Lot area, net – the area within the lot lines after dedication. See "Acreage (adjusted net)."

Lot coverage – the ratio between the ground floor area of the building or buildings and the lot area. Lot coverage shall be exclusive of steps, chimneys, unenclosed and unroofed terraces and patios.

Lot depth – the horizontal distance between the midpoint of the front lot line and midpoint of the rear lot line.

Lot frontage - the length of the defined front lot line measured at the street right-of-way line.

Lot line - the lines bounding a lot as defined herein.

Lot line, front - the line separating the narrowest street frontage of the lot from the street right-of-way.

Lot line, rear – any lot line that is not a front lot line or a side lot line.

Lot line, side - any lot lines other than the front or rear lot lines.

Lot width - the average linear distance between side lot lines when measured at a 90 degree angle to the front lot line.

Lot, corner - a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot, interior - a lot other than a corner lot.

Lot, reversed corner - a corner lot in which the side lot line is substantially a continuation of the front lot line of the nearest lot to its rear.

Lot, substandard - any lot which does not meet the minimum dimensions, the area of any easement which restricts the normal usage of the lot may be excluded.

Lot, through - a lot which fronts upon two streets which do not intersect at the boundaries of the lot.

Marquee – a rigid canopy extending outwards from the building façade, generally over the main entrance or along a principal façade.

Maximum lot (building) coverage - the maximum area of the lot that may be covered by buildings and roofed structures. This may be expressed in square footage or as a percentage of the minimum lot area.

Minimum lot area - the amount of land that must be contained in a lot for each building to be built on that lot.

Minor modification - a method whereby minor changes may be made to preexisting or previously approved use or structure without any additional impact or expansion of the use or structure.

Monument Sign – signs which are horizontally freestanding, integrated into the landscape, providing primary or secondary identification of single tenants.

Multi-Face Sign – signs having more than one face, each of which fronts on a different direction.

Natural grade - the elevation of the ground surface in its natural state before man-made alterations.

Noise, ambient - the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Noise, basic level - the acceptable noise level within a given district.

Noise, level - the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of 20 micropascals. The unit of measurement shall be designated as dBA.

Noise, mobile source - any noise source other than a fixed noise source.

Noise, zone - any defined area or region of a generally consistent land use.

Nonconforming lot - a lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of this Specific Plan, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the Specific Plan.

Nonconforming structure - a structure or building size, dimensions or location of which was lawful prior to the adoption, revision or amendment to this Specific Plan, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the current zoning district.

Nonconforming use - a use or activity which was lawful prior to the adoption, revision or amendment to this Specific Plan, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the current zoning district.

Off -street loading facilities - a site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives and landscaped areas.

Off -street parking facilities - site or portion of a site devoted to the off -street parking of motor vehicles, including parking spaces, aisles, access drives and landscaped areas.

Open space, active - any parcel or area of land or water designated or reserved for public or private use or enjoyment. An active open space contains recreational facilities such as pools and swimming areas, court and other game areas, playing fields and equipment required for recreational activities. Active open space shall not include any curb side parking.

Open space, common – "common open space" means usable open space within the Senior Continuum reserved for the exclusive use of residents of the development.

Open space, passive - any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space which is established in order to preserve the natural and aesthetic qualities of the area and may be used for non-structured recreational activities. Passive open space shall not include any curb side parking.

Open space, private – "private open space" means a usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of Project residents.

Open space, public - open space owned by a public agency and maintained by it for the use and enjoyment of the general public. Public open space shall not include any curb side parking.

Outdoor advertising structure - a sign that directs attention to a business, profession, product, commodity, or service that is not the primary business, profession, product, commodity, or service sold, manufactured, or conducted, is offered on the site on which the sign is located.

Parapet – That portion of the exterior wall of a building occurring above the roof.

Parking area, private - an area, other than a street, designed or used primarily for the parking of vehicles and not open to general public use.

Parking area, public - an area, other than a private parking area or street, used for the parking of vehicles and available for general public use.

Parking space - an area with minimum dimensions as established in the parking standards for a district, which is accessible and available for the parking of one vehicle.

Parking structure - a structure used for the parking of vehicles where parking is accommodated on two or more levels.

Parkway - the area adjoining the outer edge of the roadbed, extending to the right-of-way line in which sidewalks, plantings, utilities, bank slopes and related facilities may be located.

Paseo - a public or private walk or boulevard designed primarily to provide pedestrian connectivity within the Specific Plan or as access to adjacent communities while providing for the following: enhanced and/or decorative hardscape, water features, enhanced landscape (including trees, shrubs and ground cover), pedestrian amenities such as benches and low level lighting and similar features designed specifically to enhance the pedestrian experience. Generally, paseos are to be considered an amenity over and above sidewalks and parkways required as part of a public right-of-way cross section.

Pedestrian traffic sign - a sign other than the main business identification sign and which is oriented to pedestrian traffic. Such sign shall not include any business related advertising information.

Pedestrian way or sidewalk - a right-of-way designed for use by pedestrians and not intended for use by motor vehicles. A pedestrian way or sidewalk may be located within or outside a street right-of-way, at grade, or grade separated from vehicular traffic.

Performance standards - a set of minimum criteria or minimum limits for a particular use or process.

Permanent sign – signs of substantial, durable materials and finishes intended for long-term use.

~~Permanent Supportive Housing - quality affordable housing with permanent supportive services specially designed to accommodate and best serve those who are formerly homeless or living with mental illness including veterans~~

Permitted use - any use allowed in a zoning district by right and subject to the restrictions applicable to that zoning district.

Phase - any contiguous part or portion of a project which is developed as a part of a total project.

Pilaster - an upright architectural member that is structurally a pier, but architecturally is treated as a column.

Plot plan - a diagram of a lot, as seen from above, showing the outline of all structures and other significant features on the lot and indicating the distance of the structures and other significant features from the borders of the lot and from each other.

Plot - a single unit parcel of land.

Preliminary site plan - a preliminary plan developed to identify the location and general relationships between: land uses, improvements, structures, circulation systems, landscaping and design elements.

Primary/Principal Use - a use which acts as the main function of a site as it relates to intensity, square footage, activity and/or traffic generation.

Project - the total development within the boundaries of the Specific Plan.

Public facility - a use established primarily for the benefit and enjoyment of the community in which it is located,
including a library, post office, neighborhood center, and similar facilities.

Public use - a use operated or maintained exclusively by a public body for the benefit of the public, such use having the purpose of serving the public health, safety or general welfare; this term includes uses by or for the benefit of the public such as (but not limited to) public schools, open spaces, streets and ways, playgrounds, hospitals, and administrative and service facilities.

Public utility structures - a structure that provides a service (such as light, power, or water) to the general public. Included in this term are electric substations, water reservoirs, etc. Waste-to-energy facilities are not considered as public utility structures for these purposes.

Pylon sign – signs which are vertically freestanding. Providing site and major tenant identification oriented to principal vehicle thoroughfares and entries.

Quasi-public - a use owned or operated by a nonprofit, religious or charitable institution and providing education, cultural, recreational, religious or similar types of public programs.

Ramp - an access driveway from one parking level to another.

Recorder - means the recorder of Riverside County.

Screen check plan - a draft development plan prepared with sufficient scope and detail (1) to enable City staff to review the plan, and (2) to provide direction to guide the preparation of a development plan complete and accurate enough to schedule it for required public hearings.

Screening - a method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

Secondary Use - a use that is secondary to the primary/principal use and located on the same lot with such principal use. A secondary use shall generally be considered less intense as it relates to intensity, square footage, activity and traffic generation.

Senior citizen - any person age 55 or older pursuant to the guidelines of the United States Social Security Administration.

Senior citizen housing - senior citizen housing for persons 55 years of age or older or otherwise provided in the Development Standards.

Senior citizen housing, congregate care - senior citizen housing which provides meal service at a central dining facility but does not provide 24-hour services or supervision.

Setback area - the minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Setback line - a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

Sewer treatment plant - a facility for the treatment and disposal of sewage matter.

Shared parking - a situation where the same parking spaces can be utilized by two or more different uses.

Shed - an accessory structure or building used primarily for storage purposes which is less than 120 square feet and does not require a building permit.

Tower – a tall architectural element giving prominence to an entry, doorway, or portal.

Sign – a device, fixture, surface or structure of any kind or character, made of any material whatsoever, displaying letters, numbers, words, text, illustrations, symbols, forms, patterns, colors, textures, shadows or lights; or any other illustrative or graphic display designed, constructed or placed on the ground, on a building, canopy, wall, post or structure of any kind, in a window, or on any other object for the purpose of advertising, identifying or calling visual attention to any place, structure, firm, enterprise, profession, business, service, product, commodity, person, idea, activity or other message. "Sign" shall include any portable sign. The term does not include a religious symbol on a church or other place of worship.

Sign Area – The area of a sign shall be the entire area that encloses the outside limits of the sign, including the sign copy area and any frame, border, background area, structural trim, or other material forming an integral part of the sign.

Sign Copy Area – The area that encloses the extreme limits of the area available for displaying the desired message. The sign copy area includes both the written message and the background against which the message can be displayed.

Site – a lot or group of contiguous lots not divided by an alley, street, other right-of-way or city boundary line that is proposed for development in accordance with the provisions of this Specific Plan, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Site plan - a plan drawn to scale showing uses and structures proposed for a parcel of land as required by the applicable regulations including lot lines, streets, building sites, reserved open space and other specific development proposals.

Slope - the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

Slope bank - a slope steeper than 15 percent.

Solar access - a property owner's right to have the sunlight shine on his land.

Solar energy systems - a complete design or assembly consisting of a solar energy collector, and energy storage facility, and components for the distribution of transformed energy.

Specific plan - a fully planned development, with all design controls, servicing requirements and financing techniques incorporated into the plan, which is adopted with a self-contained regulatory text and serves to implement the general plan in more detail. References in this document refer to the U.S. Vets Transitional Housing Program Specific Plan.

Standards, development - the physical design and development portion of the development code controlling such items as building coverage, setback areas, and height of structures or floor area ratios.

Street corner cut-off shall mean a safety area, clear of any visual obstructions measuring 30 inches above ground level and which would constitute a traffic or pedestrian hazard, as the area defined by a 45 degree cut-off line between two points each measured thirty feet along the property lines from the intersecting point at the street corner.

Structure - anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Temporary Sign – signs intended for short duration, normally during the planning and construction phase of development.

Temporary structure - a structure without any foundation or footings and which is removed within a designated time period, or when the activity or use for which the temporary structure was erected has ceased.

Temporary use - a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Terracing - an erosion control method that uses small hills and contours on the land surface to control flooding and runoff .

Topography - the configuration of a surface area showing relative elevations.

Trail - a trail generally 10-15 feet in width, which is a segment of a pedestrian walkway, intended to link local feeder trails with the regional trail system, designed and improved for bicycle, walking, and jogging use.

Trailer, construction - a trailer, the use of which is incidental to new construction on a site, including but not limited to temporary office space for the direction of on-site construction activities.

Transitional area - an area which acts as a buffer between two land uses of different intensity.

~~Transitional Housing - a temporary housing option that offers a stable living environment before moving into more permanent housing~~

Transitional use - a land use between a more or less intensive uses.

Use - the purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be, occupied or maintained.

Vacant parcel - a parcel void of any structures (including footings and/or foundations).

Vested right - a right which has been legally established and cannot be revoked by subsequent conditions or changes in law without due process of the law.

Visible - means likely to be noticed by a person of average height walking on an adjacent street or sidewalk or traveling in a vehicle on an adjacent street or highway two years after installation of any planting screening material intended to screen a view.

Wall - a substantial solid barrier intended to enclose, separate or surround.

Wall, community theme - a solid wall used to establish a community architectural identity or theme, often used to link diverse project neighborhoods and facilities together into an identifiable community.

Wholesaling - a use engaged primarily in the selling of any type of goods for purpose of resale, including incidental storage and distribution.

Window Sign - any sign, exposed to public view, which is attached, painted, or pasted, or is located within three feet, either permanently or temporarily, on or of the interior or exterior of a window.

Wing wall - an extension of a wall of a building beyond that enclosing the space within the building.

Xeriscape - landscaping characterized by the use of vegetation which is drought resistant or low water use in character.

Yard area - as defined in the UBC, yard is an open, unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this Specific Plan, on the lot on which a building is situated.

Yard, corner - a side yard which faces a public street on a corner lot and extending from the front yard to the rear yard.

Yard, front - a yard extending the full width of the lot between the front lot line and a line parallel thereto and passing through the nearest point of the building; provided that, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.

Yard, rear - a yard extending the full width of the lot between the rear lot line and a line parallel thereto. For through lots, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.

Yard, side - a yard between the side lot line and a line parallel thereto and extending from the front yard to the rear yard.

Zero lot line - the location of a building on a lot in such a manned that one or more of the building's sides rest directly on a lot line.

Zoning district - a specifically delineated area within the Specific Plan which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

Appendix I – California Environmental Quality Act (CEQA) Compliance

Addendum to the Program Environmental Impact Report

Overview: Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if minor changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met (*CEQA Guidelines* Section 15162(a)):

(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 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 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.

This Addendum has been prepared because the proposed Project is consistent with the overall Project evaluated in the Final EIR, and major changes to that Project are not proposed. The Addendum finds that the proposed Project does not require major revisions to the Final EIR due to 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 attached initial study, have been analyzed and mitigated accordingly in the Final EIR, 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 EIR and are applicable to the proposed Project are identified within this analysis.

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Appendix J – Project Preparation Team

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Attn: Jay Ruby

March Joint Powers Authority
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951.656.7000
Attn: Grace I. Williams
Jeffrey M. Smith, AICP (Amendment 1)

Gensler
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Los Angeles, CA 90071
213.327.3600
Attn: James Kelly

DRAFT

Appendix K - References

March Joint Powers Authority. 1999. General Plan of the March Joint Powers Authority. Prepared for and by the March Joint Powers Authority. Riverside County, California.

March Joint Powers Authority. 1997. Development Code. Adopted by March Joint Powers Authority Ordinance Number 97-07.

March Healthcare Development. 2011. March LifeCare Campus Specific Plan (SP-7). Prepared by Albert A. Webb & Associates in August of 2011.

Geotechnical Investigation, March Air Force Base Development, 4th Street and N Street, Riverside County, California, prepared by Southern California Soil and Testing, Inc. dated September 17, 2010, SCS&T 1031003F-1.

Infiltration Rate, March Air Force Base Development, 4th Street and N Street, Riverside County, California, prepared by Southern California Soil and Testing, Inc., dated November 18, 2010. SCS&T 1031003F-2.

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Appendix L – Phasing Plans

Overall Phasing Plan

Phase 1 Improvements
Includes Building 2 (Four story 116 studio apartments) and Building 3 (Three story, 6-one bedroom and 16-two bedroom units, administrative offices)

Phase 2 Improvements
Includes Building 1 (Three story, 15-two bedroom units, 1-one bedroom managers unit, administrative offices, and multipurpose space)

Phase 3 Improvements
Includes Building 4 (Two story, 24 studio apartments, administrative offices, computer room, laundry facility, and community space) and Building 5 (44 individual 1 Story comfort homes, each one bedroom units that include a bedroom, bathroom, kitchen, and living area)

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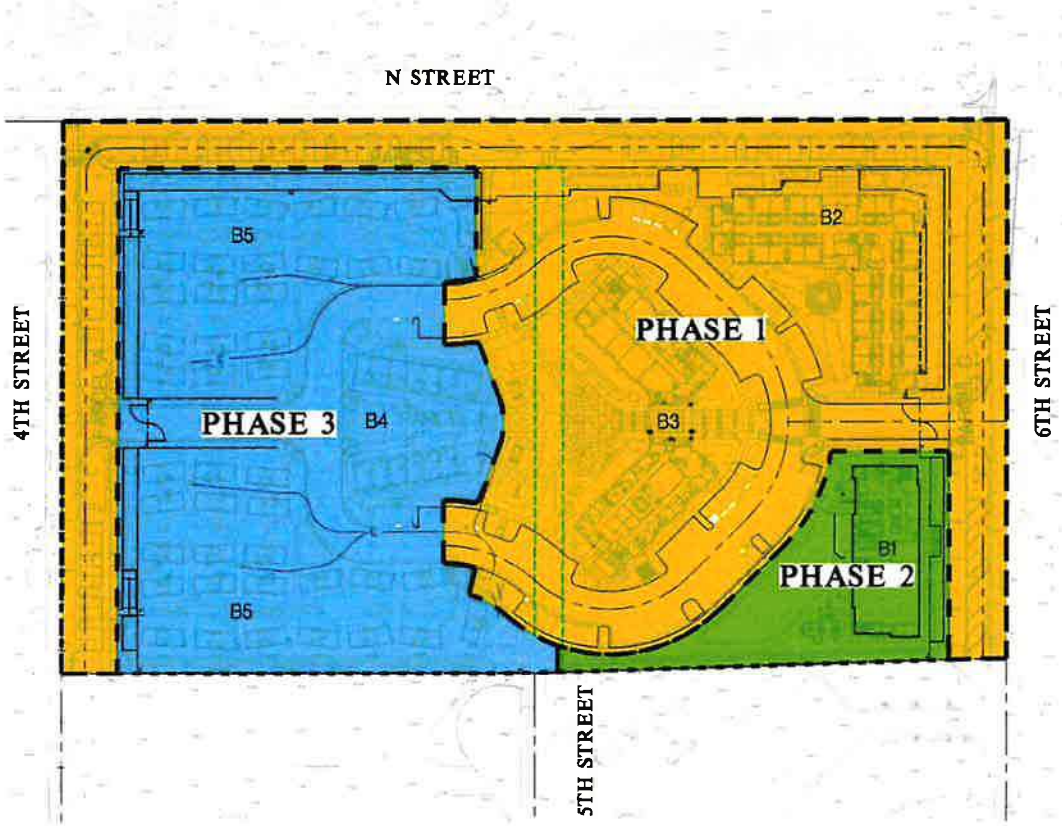


OVERALL PHASING PLAN

NORTH

GRAPHIC SCALE

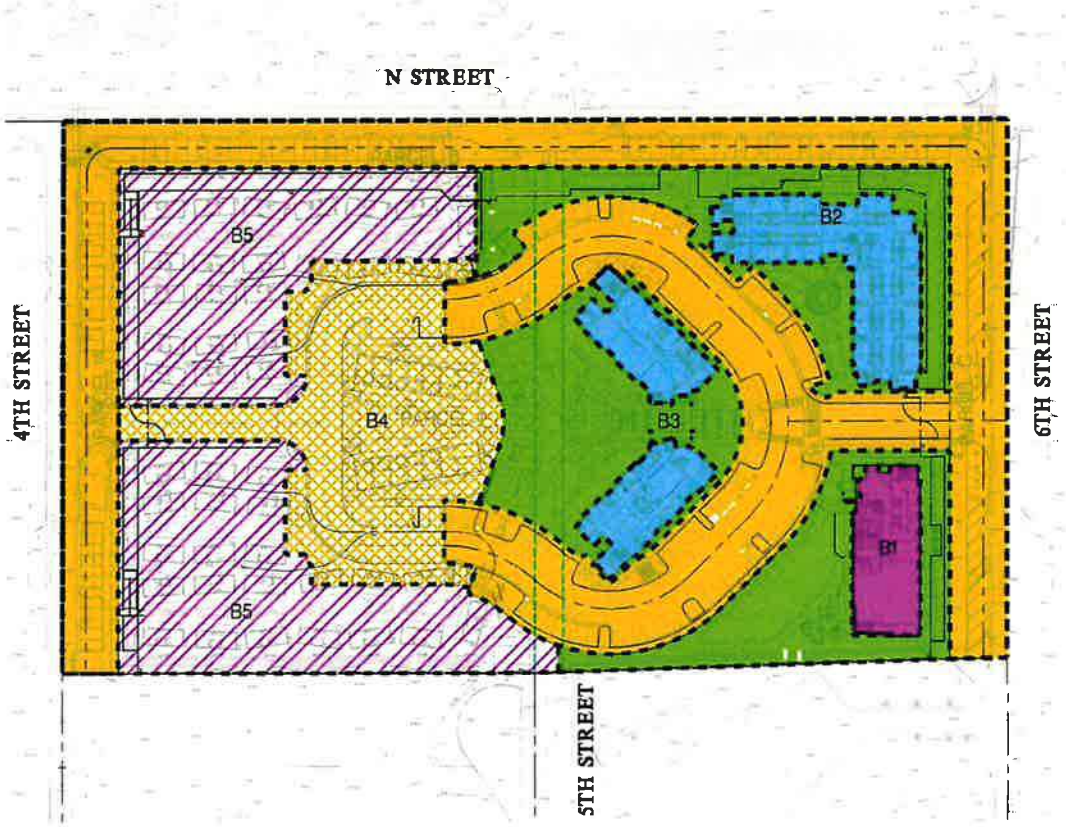
60 0 30 60 120

(IN FEET)

1 inch = 60 feet

LEGEND

PHASE BOUNDARY



PHASE 1 IMPROVEMENTS

NORTH

GRAPHIC SCALE

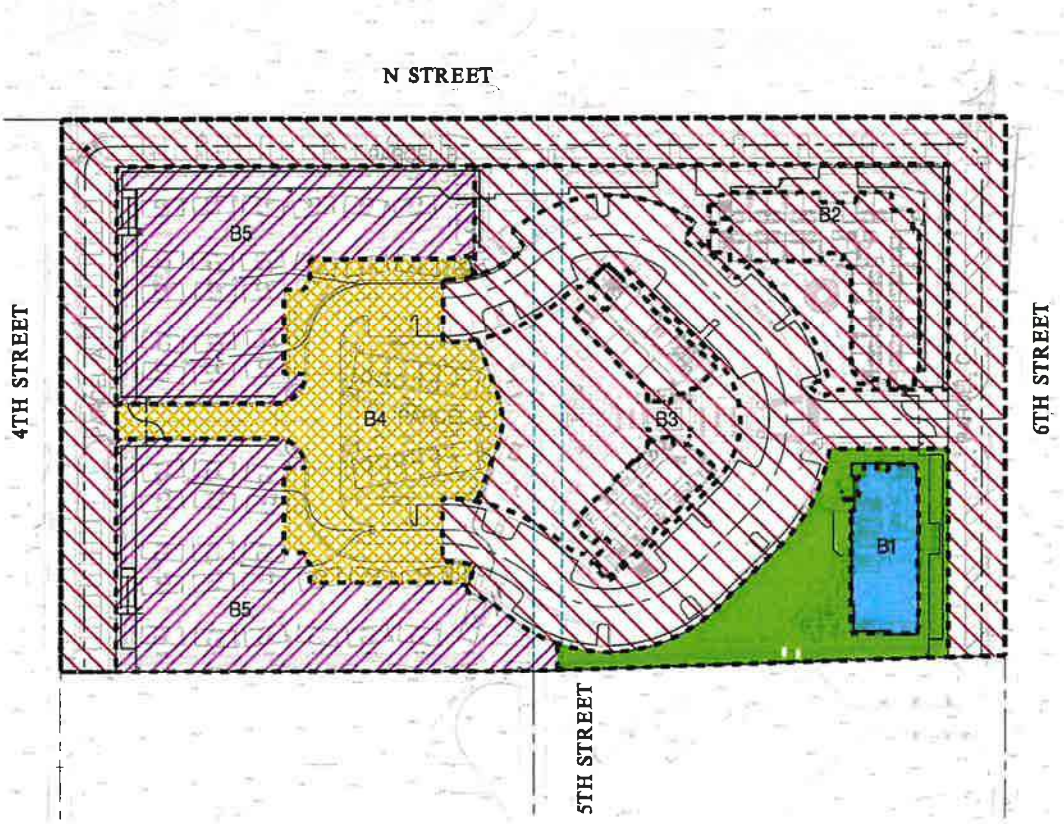
60 0 30 60 120

(IN FEET)

1 inch = 60 feet

LEGEND

- IMPROVEMENTS BOUNDARY
- STREET IMPROVEMENTS
- BUILDING IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- BUILDING PAD
- UNDEVELOPED / MASS GRADED PAD
- TEMPORARY / INTERIM STREET IMPROVEMENTS



PHASE 2 IMPROVEMENTS

NORTH

GRAPHIC SCALE

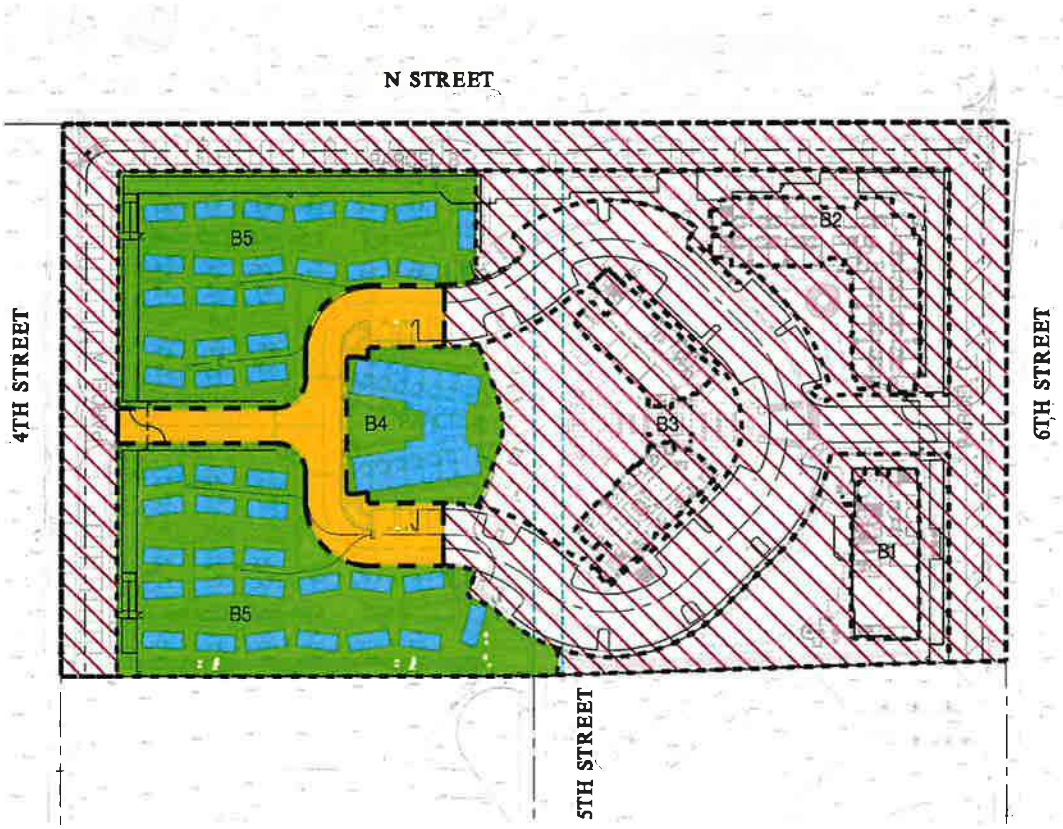
60 0 30 60 120

(IN FEET)

1 inch = 60 feet

LEGEND

- IMPROVEMENTS BOUNDARY
- STREET IMPROVEMENTS
- BUILDING IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- BUILDING PAD
- TEMPORARY / INTERIM STREET IMPROVEMENTS
- DEVELOPED SITE
- UNDEVELOPED / MASS GRADED PAD



PHASE 3 IMPROVEMENTS

NORTH

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 feet

LEGEND

- IMPROVEMENTS BOUNDARY
- STREET IMPROVEMENTS
- BUILDING IMPROVEMENTS
- LANDSCAPE IMPROVEMENTS
- DEVELOPED SITE

EXHIBIT B

U.S Vets Transitional Program Specific Plan (SP-6)
Specific Plan Amendment #1 (SP-6, A1)
Plot Plan Amendment #1 (PP 10-02, A1)

Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT
General Planning Conditions:

1. Acceptance of Conditions of Approval: This project is not deemed approved until these Conditions of Approval are accepted by the Applicant. The Applicant must sign the attached, Acceptance of Conditions of Approval Form (Attachment "B") and return it to the March JPA Planning Department Office for filing. Furthermore, the effectiveness of these approvals is conditioned upon the subsequent approval of Specific Plan Amendment #1 (SP-6, A1) through Ordinance #JPA 24-01.

2. If the Applicant does not accept the Conditions of Approval, the Applicant has up to ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

3. The site shall be developed in accordance with the approved Plot Plan 10-02, A1, on file in the Planning Department, the Amended US Vets Transitional Program Specific Plan (SP-6, A1), 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 Plot Plan 10-02, A1. (MJPA 9.14.020)

4. Within thirty (30) days of Project adoption, four (4) copies and one (1) electronic copy of the final Specific Plan Amendment #1 (SP-6, A1) document shall be submitted to the Planning Department for distribution.

5. 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.

6. Plot Plan 10-02, A1 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)

7. This development is located within SP-6, A1. The requirements of the U.S. Vets Transitional Program Specific Plan, including the permitted uses, development standards, parking, setback and other development provisions, along with the Conditions of Approval shall govern the property.

8. 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.

9. 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 18' 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.

10. 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)

11. All new and existing utilities located on the site shall be placed underground. (MJPA 9.13.130)

12. The development shall comply with the noise emission criteria identified in the March JPA Development Code. (MJPA 9.10.140)

13. The development shall comply with all mitigation measures as outlined in the Addendum to the March LifeCare Campus Specific Plan Final EIR and Mitigation Monitoring and Reporting Program (SCH# 2008071020). (Resolution #JPA 24-01, Exhibit "A")

14. 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.

15. 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.

16. 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:

17. 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.

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 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:

20. 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)

21. 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.

22. 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.

23. 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)

24. 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

25. 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:

26. 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.

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. 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).

29. A completed LEED Checklist shall be submitted to the Planning Department for review and shall identify those LEED standards met by the project as required under the Program EIR. The checklist also includes "optional" criteria that are above and beyond standards established under the PEIR and Specific Plan. Those "optional" criteria are considered voluntary as identified within the Specific Plan. This condition shall be considered MET if the relevant checklist has been approved by the Planning Department. This condition may not be deferred.

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)

37. 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)

Interwest: Additional Landscape Conditions of Approval
Interwest provided the following additional Landscape Conditions of Approval for Plot Plan 10-02, A1:

38. Specify the warm season lawn/turf genius and species that is proposed. All warm season turf species are acceptable, except for St Augustine.

39. Remove and replace Salvia greggi 'Furman's Red'- Furman's Autumn Sage, from the plant palette as the old growth is woody, brittle, unattractive and high maintenance.

40. All trees shall be irrigated with a dedicated deep root stream bubbler system.

41. On-site trees must be 24" box size and larger. No 15-gallon trees will be allowed.

NPDES Provisions (Timing Varies):

42. 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

43. 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):

44. 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.

45. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between truck parking and loading areas and building entrances.

46. The Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

47. All construction activities shall be limited to between 7:00 am and 7:00 pm.

MJPA ARCHEOLOGY/PALEONTOLOGY:

48. 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.

49. 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 #50.

(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."

50. 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.

51. 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.

h) 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 U.S. Vets Transitional Housing Program Specific Plan, PP 10-02, A1, 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 and Floor Truss Plans
(1) Title 24 Energy Calculations
(1) Typical Modular Plans and HCD Approvals

Building & Safety General Information

52. 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. Modular buildings shall be approved by California Department of Housing and Community Development, (HCD).

53. 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.

54. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection.

55. 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.

56. 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.

57. 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.

58. Installation of construction trailers must be located on private property. No trailers can be located in the public right of way.

59. 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.

60. 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.

61. 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.

62. Separate plan submittals and permits are required for all accessory structures; example would be trash enclosures, patios, block walls, play equipment and storage buildings.

63. 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.

64. 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.

65. 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.

66. Storm Water Retention, (CG Resource Management) will inspect the NPDES and storm water requirements on and off site.

67. 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

68. 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.

69. 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.

70. 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.

71. 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.

72. Prior to issuance of building permits, provide Building & Safety with a will serve letter from Western Municipal Water District.

73. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

74. 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.

75. 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 – HM CONSULTING

With respect to the Conditions of Approval for the above referenced project, the March Joint Powers Authority (March JPA) requires that the applicant provide the following improvements and/or dedications in accordance with the March JPA requirements and standards and pursuant to exhibits identified and shown on site plan. It is understood that the site plan exhibits correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require revisions to the plan 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 specific plan and the design and traffic reports 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.

An Encroachment permit shall be obtained from all affected agencies prior to start of any work. MJPA will require construction of new and/or rehabilitation of existing infrastructure including roads, drainage, water and sewer to provide adequate service and minimum of 2 paved access to the site within any phase. All on and offsite improvements shall be designed and constructed to Riverside County Transportation, Riverside County Flood Control, Western Municipal Water District Standards and as approved by March JPA. The following improvements shall be installed as appropriate prior to issuance of Building Permit:

76. 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 minimum requirements of this project:

    a. Onsite private drainage facilities located outside road right-of-way shall be installed as approved by MJPA and privately maintained. 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. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

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.

f. All building pads shall be elevated a minimum of 1' above calculated 100-year water surface elevation with finished floor minimum of 8" above the pad. In case of medical facilities such as hospital, urgent care and other similar uses, the building pads shall be elevated 1' above 500-year flood plain.

g. Prior to issuance of building permits, the applicant shall pay MJPA the drainage fees established by the Sunnymead area drainage plan. These fees will be utilized by JPA to assist with implementation of drainage facilities such as Cactus Channel.

77. Streetlights, if required shall be installed along all perimeter streets adjacent to the site. The streetlight standards shall be pursuant to requirements of the March Healthcare Development specific plan. All lights shall be annexed to the Maintenance District.

78. The proposed development is in the service area of Western Water District for water and sewer services and comply with Western and Fire Department requirements. On and offsite sewer and water plans shall be submitted to WMWD and JPA for review and approval. All existing utilities shall be identified and relocated/abandoned as determined by utility purveyor prior to issuance of building permit. If utilities are to remain in place appropriate easements shall be dedicated and recorded.

79. This project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. The 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 landscaped "rain guards" shall be maintained by the owner.

80. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA for review and approval.

81. On and offsite drive and parking layout, lighting, landscaping and offsite landscaping and lighting shall be reviewed and approved by the Planning Department.

82. The intersection of "N" and Riverside Drive shall be improved to provide for dedicated right and left turn lanes (all legs and directions). In lieu fee may be an acceptable alternative to

actual construction.

MARCH JPA RESOURCE ENGINEERING - CGRME

In a letter dated January 15, 2024, the March JPA Resource Management Engineer, CGRME, provided the following Conditions of Approval for Plot Plan 10-02, A1:

83. 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.

84. The structural BMPs selected for this project have been approved in concept only. 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 five bioretention basins, self-treating/retaining landscaping, and roof drains to BMP. The Engineering Department shall review and approve the final WQMP text, plans and details.

85. A Final WQMP will be required before grading plan approval.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

On July 13, 2023, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case No. SP_6, A1 (Specific Plan Amendment #1) and Plot Plan 10-02, A1 (Plot Plan Amendment #1), a proposal to construct a two-story 24-unit transitional housing building with office space totaling 11,850 square feet and 44 permanent supportive housing units totaling 22,150 square feet, located southerly of N street, easterly of 4th street, and westerly of 6th street. The applicant also proposes to amend the U.S. Vets Transitional Program Specific Plan to reduce the number of housing units from 323 to 222 and eliminate buildings 4 through 8, CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

86. 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.

87. 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) Hazards to flight.

88. The attached notice below shall be given to all prospective purchasers of the property and/or tenants of the building and shall be recorded as a deed notice.

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)

89. Any other proposed detention 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 detention 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.



90. 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.

91. The project has been evaluated to construct a proposal to construct a two-story 24-unit transitional housing building with office space totaling 11,850 square feet and 44 permanent supportive housing units totaling 22,150 square feet. 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.

92. 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.

93. Any questions pertaining to the project, please contact Paul Rull, ALUC Director, at (951) 955-6893.

RIVERSIDE COUNTY FIRE DEPARTMENT

In a letter dated March 22, 2023, the Riverside County Fire Department has reviewed the Site Development plans and find them acceptable with the conditions below. 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.

94. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans.

95. 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).

96. 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).

97. Minimum fire flow for the construction of all residential dwellings 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 required fire flow.

98. 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).

99. 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).

100. 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.

101. 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)

102. 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)

103. 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).

104. 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.

105. 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.

106. 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).

107. 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).

108. Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

109. 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.

110. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Reference CFC 506.1

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated December 28, 2023, the Riverside County Flood Control and Water Conservation District provided the following for SP-6, A1, Plot Plan 10-02, A1, APN 294-080-016,

112. This project is located within the limits of the District's Perris Valley Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

General Information:

113. 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.

114. 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.

115. 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.

116. 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

117. 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

Western Municipal Water District's (Western Water) Conditions of Approval for the above reference project are as follows:

118. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

119. 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.

120. 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 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.

121. 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.

122. The property is located within the 1695 Pressure Zone. Currently, Western Water has an existing 12" water pipeline located 6th Street for service connection to the proposed project. The available Fire Flow must be determined by a flow test or fire flow modeling.

123. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western Water 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. 7. Western Water has an existing 10" sewer pipeline in 5th Street for service connection to the proposed project.

124. 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.

125. 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.

126. Developer to submit a detailed engineer's construction cost estimate to Western Water for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans.

127. Water, Sewer and/or Recycled Water Improvement Plans shall be designed per Western Water's Standard Specifications. Please review Western Water's Developer Handbook for submittal formats and requirements online at: http:/ www.wmwd.com/162/Developer-Handbook

128. 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

129. Developer to submit grading plans for Western Water's review and approval before grading permit is issued.

130. 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.

131. 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 Water prior to plan approval.

132. 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).

133. For water, sewer and/or recycled water service by Western Water, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western Water at the time of construction.

134. 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

UNITED STATES VETERANS HOUSING CORPORATION
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR THE
U.S VETS TRANSITIONAL PROGRAM SPECIFIC PLAN (SP-6, A1)
PLOT PLAN 10-02, A1

The March Joint Powers Commission considered and **APPROVED** the U.S. Vets Transitional Program Specific Plan (SP-6, A1), Plot Plan 10-02, A1 Project, with **Conditions of Approval**, on _____.

The United States Veterans Housing Corporation, acknowledges and accepts the Conditions of Approvals for the U.S. Vets Transitional Program Specific Plan (SP-6, A1), Plot Plan 10-02, A1 Project, as approved by the March Joint Powers Commission. Upon signature and return of this Acceptance to the March Joint Powers Authority, the United States Veterans Housing Corporation, will be allowed/authorized to submit construction plans for the U.S. Vets Transitional Program Specific Plan (SP-6, A1), Plot Plan 10-02, A1 Project.

UNITED STATES
VETERANS HOUSING CORPORATION

_____ _____
Owner/Applicant Signature **Date**

_____ _____
Owner/Applicant Printed Name **Owner/Applicant Title/Position**

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): 2008071021

Project Title: U.S. Vets Transitional Program Specific Plan (SP-6) | Specific Plan Amendment #1 (SP-6, A1), Plot Plan 10-02, Amendment #1 (PP 10-02, A1)

Project Applicant: United States Veterans Housing Corporation

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 March Veterans Village Campus is located at the southwest corner of N Street and 6th Street, just south of the March Life Care Specific Plan Area, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries. The proposed 3.05-acre Project site is located at the southeast corner of N Street and 4th Street, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. See map below.

General Project Location (City and/or County): County of Riverside

Project Description: The proposed Project consists of the following:

Specific Plan, Amendment 1 (SP-6, A1): Amend/update SP-6 to include the proposed housing and unit types and corresponding updates to text, exhibits/figures, appendices, including, but not limited to, unit and building square footages, number of units, landscape, parking, site circulation.

Plot Plan, Amendment 1 (PP 10-02, A1): The proposed Plot Plan Amendment would allow for the development of the following:

- Transitional Housing Building (B4) - This building will consist of 24-studio apartment units. Each unit will be approximately 375 square feet. The building will also have administrative offices, a computer room, laundry facility and community space. This two-story building is proposed to have a maximum height of 32 feet. This building will be similar to Building 1, in terms of architecture and operations. The Transitional Housing Building square footage is approximately 12,000 square feet. Access to this building will be mainly off of 4th Street but can be accessed from

6th Street.

- Comfort Homes (B5) - Forty-four (44)-permanent supportive housing units are proposed to be developed where Buildings 5-8 were to be built on the Campus. These individual "Comfort Homes" will be approximately 500 square feet, and include a bedroom, bathroom, kitchen and living area. The maximum height of the typical Comfort Home is approximately 16 feet. At this time, construction methods, either modular or stick built, depending upon cost and timing, is being considered. In addition, the architectural style and building color/materials will be compatible with the other Campus buildings. Access to the Comfort Homes will be mainly off 4th Street but can be accessed from 6th Street.

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.

United States Veterans Housing Corporation

This is to advise that the (☒ **Lead Agency** or ☐ Responsible Agency) has approved the above described project on **January 10, 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**
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.
	☒	**A CEQA Addendum to the Certified Final EIR (SCH# 2008071021) (MJPA Resolution #JPA 24-01), for Specific Plan SP-6, Amendment #1 (SP-6, A1) and Plot Plan 10-02, Amendment #1 (PP 10-02, A1), 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 Certified EIR were made a condition of the approval of the project but were adopted when the Final 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 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 EIR was certified.**
6.	☒	**Findings were made pursuant to the provisions of CEQA.**
	☐	Findings were NOT made pursuant to the provisions of CEQA.
	☒	**A CEQA Addendum to the Certified Final EIR (SCH# 2008071021) (MJPA Resolution #JPA 24-01), for Specific Plan SP-6, Amendment #1 (SP-6, A1) and Plot Plan 10-02, Amendment #1 (PP 10-02, A1), 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: March 13, 2024	**Signature:** _____
Date Received for Filing: _____	**Title:** Principal Planner

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.



U.S. Vets Transitional Program Specific Plan (SP-6)

Specific Plan Amendment #1 (SP-6, A1), Plot Plan 10-02 Amendment #1 (PP 1002, A1) Project Location:

The March Veterans Village Campus is located at the southwest corner of N Street and 6th Street, just south of the March Life Care Specific Plan Area, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries. The proposed 3.05-acre Project site is located at the southeast corner of N Street and 4th Street.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Ordinance Adoption
Agenda Item No. 10 (1)

Meeting Date: March 13, 2024

Action: **WAIVE THE SECOND READING AND ADOPT ORDINANCE JPA 24-01, APPROVING THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN AMENDMENT NO. 1 (SP-6, A1); AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Motions: 1) Move to waive the Second Reading and adopt Ordinance JPA 24-01, approving the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1); and

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

Applicant: United States Veterans Housing Corporation

Background:
On February 14, 2024, the March Joint Powers Commission considered and approved the following in support of the U.S. Vets Transitional Housing Program Specific Plan (SP-6):

1) Resolution #JPA 24-01, Adopting a CEQA Addendum to the Certified March LifeCare Campus Specific Plan Final Program EIR (SCH# 2008071021) in support of the U.S. Vets Transitional Housing Program Specific Plan, Approving Plot Plan PP 10-02, Amendment #1, subject to Conditions of Approval for the development of the U.S. Vets Transitional Housing Program Specific Plan Project; and

2) Introduced and waived the first reading of Ordinance JPA 24-01 approving the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1) and direct Staff to place this item on a future Commission Agenda for the Second Reading and formal adoption; and

3) A Ground Lease agreement between March Joint Powers Authority and United States Veterans Housing Corporation for a 75-year ground lease on the remaining 3.05-acres located at the southeast corner of N Street and 4th Street, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries,

This item is to waive the second reading of Ordinance JPA #24-01 and approve the following Specific Plan Amendment:

- U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1):



US Vets Transitional Housing Program Specific Plan: Vicinity / Project Site Location:

U.S. Vets Transitional Housing Program Specific Plan
Amendment No. 1 (SP-6, A1) Overview:

This Specific Plan Amendment focuses on the development of the western portion of the March Vets Village Campus which encompasses approximately 3.05-acres and is located at the southeast corner of N Street and Fourth Street.

The amendment/update to SP-6, includes the proposed housing and unit types and corresponding updates to text, exhibits/figures, appendices, including, but not limited to, unit and building square footages, number of units, landscape, site circulation and parking. The range of activities conducted in support of the transitional housing facility is specifically defined in Chapter 2 of the Specific Plan. The Development Plan (Chapter 4 of the SP) and Development Regulations and Guidelines (Chapter 5 of the SP) for each building area are intended to regulate the scale, character and configuration of buildings based on their locations.

The Specific Plan Amendment would not add new acreage or building square footage, number of units, landscaping or parking, to the area identified in the previously adopted Specific Plan. Specific Plan Amendment #1, as attached to Exhibit "A", Ordinance #JPA 24-01, presents all revisions in a strike-through/underline format so the reader can quickly identify all changes from the previously adopted Specific Plan.

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 as an Air Reserve Base (ARB). Approximately 4,400-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.

Specific Plan Amendment #1 (SP-6, A1) is in conformance with the General Plan for the reasons set forth in Appendix B, General Plan Consistency Statement, of the U.S. Veterans Transitional Specific Plan. Appendix B is organized by General Plan Elements including Land Use, Transportation, Noise/Air Quality, Housing, Resources Management and Safety/Risk Management, and states the corresponding General Plan goals, followed by a consistency statement highlighting the provisions included in the Specific Plan that support each goal in the March JPA General Plan, allowing for the orderly development of the US Vets Transitional Housing Program Specific Plan project.

March Air Reserve Base / Inland Port Airport Land Use Plan:

The March Air Reserve Base / 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 ALUCP promotes compatibility between March Air Reserve Base and Inland Port Airport and the land uses that surround the joint-use airport. The 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.

The Applicant proposes to amend the Specific Plan to reduce the number of housing units from 323 to 222 and eliminate buildings 4 through 8. The proposed amendments would be consistent with the Compatibility Plan as the underlying compatibility zone does not restrict residential density.

On July 13, 2023, the Riverside County Airport Land Use Commission (RCALUC), determined that the Specific Plan Amendment and Plot Plan Amendment for the U.S. Vets Transitional Housing Program Specific Plan Project is CONSISTENT with the 2014 March ARB/IP Airport Compatibility Plan. The RCALUC Commission included conditions of approval, which are incorporated into the March Joint Powers Commission's Conditions of Approval for the project and outlined in Exhibit "B", Ordinance #JPA 24-01.

California Environmental Quality Act (CEQA) Compliance:

A Supplemental Environmental Checklist has been prepared for the Amended US Vets Transitional Housing Project. The purpose of the Checklist is to determine whether the proposed Amended Project is within the scope of the previously approved project's development program, whether the environmental impacts of the proposed Amended Project were previously addressed and evaluated in the Final Environmental Impact Report (EIR) for the March LifeCare Campus Specific Plan (SCH #2008071021) and the November 2011 Addendum to the March LifeCare Campus Specific Plan Final EIR prepared in support of the U.S. Vets Transitional Housing Project Specific Plan, and to determine if there are any conditions requiring subsequent environmental documentation consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15162(a), are present.

As documented in the Checklist, the proposed Amended Project is consistent with the scope of the development program evaluated in the certified Final EIR and 2011 Addendum and is consistent with development intensities associated with the previously approved Plot Plan 10-02 project and permitted by the Specific Plan. Thus, the proposed Amended Project is within the scope of the development program evaluated in the Final EIR and 2011 Addendum. There is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). No further environmental review or additional mitigation measures are required.

Accordingly, on February 14, 2024, the March Joint Powers Commission considered and approved Resolution #JPA 24-01, Adopting a CEQA Addendum to the Certified March LifeCare Campus Specific Plan Final Program EIR (SCH# 2008071021) in support of the U.S. Vets Transitional Housing Program Specific Plan, SP-6, Amendment #1, Approving Plot Plan PP 10-02, Amendment #1, subject to Conditions of Approval for the development of the U.S. Vets Transitional Housing Program Specific Plan Project.

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

1) Waive the second reading and approve Ordinance #JPA 24-01 approving the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1), and

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

Attachments:
1) Ordinance JPA 24-01, Adopting the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1)
    - *Exhibit A:* *U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1)*
    - *Exhibit B:* *Conditions of Approval*

2) Notice of Determination

3) March LifeCare Final EIR - Available Online/Link below:
https://marchjpa.com/wp-content/uploads/2024/02/MarchJPA-MarchLifeCareFinal-EIR.pdf