SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ITEM: 23.1
(ID # 28109)
MEETING DATE:
Tuesday, June 24, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON PROJECT NO. CC013169, GENERAL PLAN AMENDMENT (GPA) NO. 240093 (Entitlement/Policy Amendment), CHANGE OF ZONE (CZ) NO. 2400060 – CEQA Exempt per Sections 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First Supervisorial District – March Zoning Area - 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). CC013169, GPA240093, and CZ2400060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA") to the County of Riverside by doing all of the following: (1) adopt 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. District 1. [$200,00 Total Cost - Department Budget 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2
ACTION:Policy

John Hildebrand, Planning Director 6/19/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	June 24, 2025
xc:	TLMA-Planning

Kimberly A. Rector
Clerk of the Board
By: _____ Deputy

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the project is **EXEMPT** from the California Environmental Quality Act, pursuant to the State Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (c) (Change in Organization of Local Agencies), based on the findings and conclusions incorporated herein by reference and the conclusion that the project could not have a significant effect on the environment;]

2. **TENTATIVELY APPROVE General Plan Amendment No. 240093**, which creates the **March Area Plan** in order to incorporate the March Territory and March JPA General Plan with amendments reflecting the County's land use jurisdiction process, based on the findings and conclusions provided in this staff report and all exhibits, and subject to the adoption of a General Plan Amendment cycle resolution by the Board of Supervisors;

3. **TENTATIVELY APPROVE Change of Zone No. 2400060**, which is associated with **Ordinance No. 997 ("March Ordinance")**, in order to incorporate the approved March JPA development code, truck route ordinance, and specific plans and amendments to add the County's land use jurisdiction process as it relates to the March Territory and also amend and update the County's zoning and land use maps to identify the march area plan zoning map (Attachment D) and land use map (Attachment E), based upon the findings and conclusions incorporated herein, pending final adoption of the General Plan Amendment resolution ordinance for CZ2400060 by the Board of Supervisors;

4. **APPROVE Board of Supervisors Resolution No. 2025-114 ("March Resolution")**, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and incorporates amendments to add the County's land use jurisdiction process; and,

5. **Direct** Planning, upon final adoption of General Plan Amendment No. 240093, to update the County of Riverside General Plan reflecting the changes in land use jurisdiction, including the Introduction, Land Use Element, and the Reche Canyon-Badlands Area Plan.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 200,000	$ 200,000	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Department Budget 100%			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

To formally reflect the land use transfer of the March Territory to the County, this project proposes to adopt the March Area Plan ("MAP" or "Plan"), March Ordinance (Ordinance No. 997), and March Resolution (Resolution No. 2025-114).

The March Area Plan formally reflects the transfer of land use authority over the March Territory (also referred to as "March Area Plan Territory" or "MAP Territory") from March JPA to the County of Riverside ("County"), which will also be effective on July 1, 2025.

The purpose of the March Area Plan proposes the transfer of land use authority from the March JPA to the County of Riverside over the March Air Base by adopting the *General Plan of the March Joint Powers Authority* along with the County of Riverside's land use policies and procedures that allow the County to continue providing guidance for future development and land use decisions for the March Air Base.

Concurrent with the adoption of the March Area Plan is the March Ordinance (adopting the March JPA Development Code, Specific Plans, and Truck Routes) and March Resolutions (acknowledging the prior land use entitlements), which each include amendments to incorporate the County's land use permitting process and procedures. **It is crucial to note that existing March JPA General Plan land use designations, zoning, and development standards will remain in effect.**

Tribal Consultation (Senate Bill 18)

Staff transmitted the project to the Tribes in compliance with SB 18 requirements and received a request for consultation from the Pechanga and Soboba Tribes. The County has been engaged in ongoing good faith consultation with the Tribes and will report on the outcome of those meetings at the public hearing.

Board of Supervisors – June 10, 2025

A duly noticed public hearing was scheduled on June 10, 2025, but ultimately continued to June 24, 2025 to allow for additional consultation with the Pechanga and Soboba Tribes and further evaluation of other public comments.

Planning Commission – May 7, 2025 & May 21, 2025

A duly notice public hearing was held at Planning Commission on May 21, 2025 (continued from May 7, 2025) and the Planning Commission voted 5-0 recommending approval. The Commission heard public testimony from three speakers in opposition of the project. The comments generally included: overall opposition to warehouse development, desire for community outreach for the effort, questions or comments on general project details and proposed exhibits/mapping included in the Commission staff report, and opposition to the project's CEQA exemption. Additionally, a representative from the Soboba Tribe spoke at the May 7,2025 meeting and provided comments the raised concerns with the SB 18 process.

Staff addressed these comments at the public meeting, clarifying that this effort is transferring land use authority and policies and text of the existing March JPA General Plan and associated documents only, which already apply to property within the March Area Plan

boundaries, no changes are proposed to existing March JPA land use or zoning maps, and that no new development is included with this effort.

Public Comments

At the time of writing of the staff report, the County received approximately 67 comment-emails (Attachment P) with three main points: (1) obligations under the March JPA Development Agreements and Disposition and Development Agreements, (2) open space and park obligations under the March JPA settlement agreements, and (3) tribal consultation. However, the only topic the County is bringing before the Board in this public hearing is the administrative land use jurisdiction transfer, not any development project or planning for future development in the area. As a result, the issues raised will be addressed as development occurs within the new territory. Additional letters-emails requested general information regarding the general plan and zoning of March JPA and how that is going to be reflected in the County's March Area Plan.

Future Development within the March Territory

After adoption of the March Area Plan by the County of Riverside, all public and private new development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance, all other Riverside County Board of Supervisors Policies, Ordinances, and regulations are applicable to the entire March Territory. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Area Plan, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

Environmental Review – Environmental Findings

The proposed amendment to the General Plan is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (a)(b)(c) (Change in Organization of Local Agencies). 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. Accordingly, the proposed Project has *no potential* to result in any physical environmental impacts under CEQA.

Impact on Residents and Businesses

The March Area Plan is a policy document created to facilitate and guide future 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 territory.

Development within the March Area Plan will be encouraged and supported by the County through proactive economic and policy programs. Incentives within the March Area Plan will support the timely implementation of development projects that create a unique destination in the Inland Empire for industrial, commercial retail, restaurants, offices and mixed-use development and historic preservation.

Additional Fiscal Information

The cost to complete the planning entitlement process for this project was funded through the General Fund for fiscal year 25/26. The planning process and tasks to complete the project will continue through fiscal year 25/26 and will be funded by the General Fund.

ATTACHMENTS:

Attachment A: Planning Commission Resolution No. 2025-002
Attachment B: Planning Commission Staff Report 5-21-25
Attachment C: March Territory
Attachment D: Zoning Map
Attachment E: Land Use Map
Attachment F: March Area Plan
Attachment G: March Area Plan Exhibits
Attachment H: Entitlement Matrix
Attachment I: BOS Resolution No. 2025-114
Attachment J: Ordinance No. 997
Attachment K: Revised General Plan Introduction
Attachment L: Revised General Plan Land Use Element
Attachment M: Revised Reche Canyon-Badlands Area Plan
Attachment N: Reference Material
Attachment O: Notice of Exemption
Attachment P: Public Comments
Attachment Q: General Plan of the March JPA

Jason Farin, Principal Policy Analyst 6/19/2025

Aaron Gettis, Chief of Deputy County Counsel 6/19/2025

Board of Supervisors **County of Riverside**

RESOLUTION NO. 2025-114

ACKNOWLEDGING AND MODIFYING SPECIFIC MARCH JPA RESOLUTIONS RELATED TO LAND USE ENTITLEMENT

WHEREAS, on September 7, 1993, the CITY OF MORENO VALLEY, a general law city of the State of California, the CITY OF PERRIS, a general law city of the State of California, the CITY of RIVERSIDE, a charter city and municipal corporation of the State of California (collectively referred to as "Cities"), and the COUNTY OF RIVERSIDE ("County"), a political subdivision of the State of California, (collectively referred to as "Parties") contracted with each other for the joint exercise of powers pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code of the State of California, to establish the March Joint Powers Authority ("March JPA") and govern the March JPA territory, as defined in the March JPA General Plan as of the adoption date of this ordinance, attached hereto and incorporated herein by reference as Attachment "A" ("March Territory");

WHEREAS, the March JPA was established as a public entity, separate and apart from its members, and, as provided by law and is be empowered to take such actions as may be necessary or desirable to implement and carry out the purposes of the March JPA Joint Powers Agreement ("Agreement");

WHEREAS, the Agreement allows the Parties to develop and formulate goals, objectives, and priorities of the March JPA, amend the Joint Powers Agreement, or to create an appropriate successor entity to implement such goals, objectives, and priorities, and shall continue until terminated by the Parties hereto by their mutual written consent of the Parties.

WHEREAS, the Parties have amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA, anticipated future completion

FORM APPROVED COUNTY COUNSEL
BY: [signature] 6-18-25
AARON C. GETTIS DATE

of the land use redevelopment phase of the original purpose of the Agreement, and the transition into a new phase of inter-governmental cooperation in the operation and management of the civilian airport through the March Inland Port Airport Authority, as follows:

1. Through June 30, 2025, the express powers of March JPA are as follows:

   a. Developing and formulating and implementing plans for the organization, development and establishment of program goals, objectives and priorities for the use and reuse of the former March Air Force Base;

   b. Obtaining of funding and other resources, as is more specifically set forth in Section 6 of the Agreement;

   c. Creating a Redevelopment Agency having all of the rights, powers, and duties related thereto and carrying out the necessary actions to form and implement a redevelopment project area;

   d. Creating an "Airport Authority" having all the rights, powers, and duties related thereto;

   e. Functioning as the single, local, representative of the region and the most affected communities in respect to formulating and implementing plans for the use and reuse of the former March Air Force Base; and,

   f. Planning and implementing the development of land in the area covered by the March "Master Reuse Plan", Air Force Village West in its entirety, and additional territory, which is all collectively identified as the March Territory , including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the

creation of appropriate Boards and Commissions pursuant to California law.

2. Beginning July 1, 2025, the express powers of March JPA are as follows:

a. The operation of the Successor Agency of the Former March Joint Powers Redevelopment Agency, having all of the rights, powers, and duties related thereto and carrying out the necessary actions associated with a successor agency under state law;

b. The operation and management of the March Inland Port Airport Authority and its civilian airport, covering the territory identified in the Exhibit B map of the Agreement, and having all the rights, powers, and duties related thereto including authority for airport master planning, airport development approvals, and authority to collect and retain, for airport purposes, any and all lease revenues from airport properties;

c. The non-exclusive representation of the Parties and the wider region in state and federal matters affecting the March Air Reserve Base; and,

d. The continued operation and management of March JPA property or property districts outside the March Territory, including the collection of rents, fees, assessments or other revenues and expenditure of funds associated therewith (notwithstanding March JPA's ability to continue to operate such districts, should March JPA pursue the transfer of control of any such district to a Party, March JPA shall bear the costs of such transfer including the cost of any ballot measure, if necessary).

WHEREAS, on April 18, 2023, the Parties entered into a Tax and Revenue Sharing Agreement to ensure an equitable distribution of revenues associated with the March Territory, which remains in effect until August 1, 2041.

WHEREAS, on April 18, 2023, the Parties entered into a Governmental Municipal Services Agreement to outline the responsibility for March JPA and the County related to providing governmental municipal services within the March Territory through June 30, 2025, as follows:

1. Through June 30, 2025, March JPA shall continue to provide the following services within the March Territory:

   a. Entitlements. Review and consideration of all land use applications, and related planning, zoning and building entitlements;

   b. Building Permits. Issuance of building permits;

   c. Uniform Codes. Preparation and adoption of uniform building codes pursuant to the Uniform Codes ("UBC") of the State of California, as well as health and safety regulations, related to the construction, operation and maintenance of buildings;

   d. Plan Review. Review of all building and construction plans for private or public improvements proposed to be constructed, improved, or reconstructed within the March Territory, including, but not limited to, building and construction plans, street improvement plans, traffic signal plans, signage plans, striping plans, and grading and drainage plans;

   e. Inspection. Inspection of public improvements prior to acceptance of such public improvements by March JPA;

   f. Certification of Occupancy. Final inspections and issuance of certificates of occupancy for the occupancy of buildings;

   g. Maintenance Districts. Creation and implementation of landscape and lighting maintenance districts to perform maintenance and irrigation on all landscape within public rights-of-way appurtenant to new development, or as

appropriate, appurtenant to existing buildings, including, but not limited to, landscape easements, landscape within the right of way, landscaped medians, common open space, non-regional project storm water detention basins, certain flood control facilities, street sweeping and all catch basins and all street light maintenance, repair and electrical charges pertaining to street lighting, except as such landscaping and lighting is otherwise owned, operated and maintained by the United States of America, or until such time as the territory, including such landscaping and lighting, is annexed to one of the municipal entities;

h. Right-of-way Acquisition. Acquisition of all necessary public rights-of-way;

i. Street Maintenance. Except as otherwise specified in this Agreement, maintenance and operation of all public streets, and related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed-upon standards;

j. Maintenance and Operation of Access Road. Maintenance and operation of the permanent roadway which provides access to County's Ben Clark Training Center and the base reuse territory at such time as such road is permanently reconstructed and realigned;

k. Street Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the March JPA; and,

l. Annual Inspections. Annual building code, fire, and National Pollutant Discharge Elimination System (NPDES) inspections, and the March JPA will handle enforcement of all actions arising from building code and NPDES

inspections.

2. Through June 30, 2025, the County shall continue to provide the following services within the March Territory:

a. Public Safety. Public safety services of the County Sheriff's Department, at the level specified in and pursuant to the terms of that certain existing agreement between the Authority and the County Sheriff's Department, effective on July 1, 2022 which agreement expires June 30, 2027;

b. Emergency Fire and Fire Marshal. Emergency fire response services and fire marshal services;

c. Emergency Response. Emergency medical response, technical rescue response and emergency hazardous materials response;

d. Plan Review. Fire sprinkler and water system and underground fire plan review for all buildings to be constructed or tenant improvements made to buildings within the March Territory including plan checks, fire occupancy inspections, OSHPD (hospitals and acute care facilities) plan checks, and fire marshal plan reviews, to the extent required by law;

e. Road Plan Review. Review and approval of construction plans, inspection, maintenance, and operation, with regard to Van Buren Boulevard, Barton Road, and Alessandro Boulevard within the County, including related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed upon standards;

f. Annual Inspections. The County will handle the enforcement of all actions arising from the Annual Inspections referenced above in Section 1.1. with the exception of those arising from building code or NPDES inspections;

g. Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the County;

h. Animal Control. The County will provide all animal control services;

i. Code Enforcement. The County will provide code enforcement services; and

j. Additional Services. The March JPA may request additional services, and the County may agree to provide additional services and be compensated for the additional services. A separate agreement shall be entered into for each occurrence.

WHEREAS, collectively, the terms of the Fourteenth Amendment to the Joint Powers Agreement, the Tax and Revenue Sharing Agreement of the Parties, and the Government Municipal Services Agreement of the Parties (collectively referred to as the "March JPA Consolidation Documents") describe the reduction in responsibilities of March JPA within the March Territory beginning on July 1, 2025. As a result, beginning on July 1, 2025, the County agrees to assume responsibility for the March Territory, as follows:

1. The County's express powers for the March Territory shall include the following:

a. Recognizing previously approved land use entitlements and permits within the March Territory;

b. Planning and implementing the development of the March Territory, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law. This does not include planning and implementing the development of airport

land owned by the March Inland Port Airport Authority or located on March Inland Port Airport Property;

c. Providing all municipal services within the March Territory, as described in the Governmental Municipal Services Agreement;

d. Continuing to execute the agreed-upon tax and revenue sharing within the March Territory, as described in the Tax and Revenue Sharing Agreement; and,

e. Entering into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory.

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.

3. Notwithstanding the above provisions of Section 1. and 2., the County will have the express powers to enter into new, existing, or revised contracts, settlements, agreements, disposition and development agreements, and development agreements,

including the assignment and assumption of any applicable agreements, for the March Territory beginning July 1, 2025.

WHEREAS, the purpose of this Resolution No. 2025-114 ("March Resolution") is to acknowledge the previously approved land use entitlements within the March Territory, 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. The actions taken in this March Resolution are based on the following legal authority:

A March JPA Consolidation Documents, which the Parties agreed for the County to obtain land use jurisdiction over the March Territory beginning July 1, 2025.

B. California Government Code Section 6539.9.1, which acknowledges the return of land use authority to the County and outlines the transfer of jurisdiction over landscaping and lighting maintenance districts and community facilities districts from March JPA to the County.

C. Article XI, Section 7 of the California Constitution, which authorizes the County of Riverside to adopt ordinances and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws and declare certain conditions, like substandard buildings and portions thereof, a public nuisance.

D. California Planning and Zoning Law (Division 1 of Title 7 of the California Government Code), which provides for the regulation of the intensity of land use and the adoption of zoning and development standards.

E. California Subdivision Map Act (Division 2 of Title 7 of the California Government Code), which provides for the regulation of all land divisions.

F. California Government Code Section 25845, which permits a county to establish procedures for the abatement of a nuisance and related cost recovery.

WHEREAS, this March Resolution is being considered along with an amendment to the Comprehensive General Plan, which will create the March Area Plan incorporating the March Territory in order for the County to assume land use jurisdiction and responsibility as identified in the March Consolidation Documents.

WHEREAS, the March Resolution is also being considered along with Ordinance No. 997 (referred to as the "March Ordinance"), which will establish the rules, regulations, and requirements related to parcels within the March Territory in order to promote the public health, safety, and welfare of the residents of the County of Riverside, as follows:

1. Establish the regulations related to parcels within the March Territory;
2. Adopt the March Development Code (March JPA Ordinance Nos. 12-01, 12-04, 16-01, 16-03, 18-02, and 19-03) with amendments created by this ordinance in order to create the land use standards for all the March Territory, which incorporates the March Territory, as designated by the Riverside County Comprehensive General Plan. More specifically, the adoption of the March Development Code, as amended, shall include all the zoning and development standards with amendments related only to the processing of all entitlements and permits;
3. Adopt the March Business Center Specific Plan, Specific Plan No. 01 (sometimes also referred to in the documents as "Specific Plan No. 2") (March JPA Ordinance Nos. 03-01, 05-08, 08-01, 13-04, 16-02, 17-03, 18-04, 21-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;
4. Adopt the United States Veterans Educational & Training Center Specific Plan, Specific Plan No. 03 (March JPA Ordinance No. 03-05), and the Air Force Village

West Specific Plan, Specific Plan No. 04 (March JPA Ordinance No. 04-03) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

5. Adopt the Meridian Specific Plan, Specific Plan No. 05 (March JPA Ordinance Nos. 10-02, 11-01, 14-02, 17-01, 18-03, and 19-04) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

6. Adopt the U.S. Vets Transitional Housing Program Specific Plan, Specific Plan No. 06 (March JPA Ordinance Nos. 11-05 and 24-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

7. Adopt the March Lifecare Campus Specific Plan, Specific Plan No. 07 (March JPA Ordinance Nos. 09-03, 09-04, and 11-02) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of the March Ordinance), which reflects the standards of Riverside County Ordinance No. 348;

8. Adopt the March Truck Route Ordinance (March JPA Ordinance Nos. 09-01, 17-06, and 21-02), which is applicable to the entire March Territory; and,

9. Adopt all other Riverside County Board of Supervisors Policies and Ordinances, which will be applicable to the entire March Territory, including, but not limited to the following:

a. Riverside County Ordinance No. 457, "Building Codes & Fees Ordinance";

b. Riverside County Ordinance No. 461, "Road Improvement Standards & Specifications";

c. Riverside County Ordinance No. 659, "Establishing a Development Impact Fee Program";

d. Riverside County Ordinance No. 671, "Establishing Consolidated Fees for Land Use and Related Functions";

e. Riverside County Ordinance No. 725, "Penalties for Violations of Riverside County Ordinances";

f. Riverside County Ordinance No. 810, "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee";

g. Riverside County Ordinance No. 824, "Western Riverside County Transportation Uniform Mitigation Fee Program"; and,

h. Riverside County Ordinance No. 915, "Regulating Outdoor Lighting".

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on June 24, 2025, that:

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

2. The following March JPA Resolutions, including the actions taken therein, are acknowledged by the County of Riverside (collectively referred to as "Acknowledged March Resolutions") and incorporated herein by reference:

i. **March JPA Resolution No. 99-05**

a. Summary: Establish that Certain Buildings are "Existing Buildings" for the Purposes of Chapter 34 of the State Building Standards Code

b. Applicability: Entire March JPA Territory

ii. **March JPA Resolution No. 03-02:**

a. Summary: Adopt General Plan Amendment for the March Business Center

a. Applicability: March Business Center Specific Plan, Specific Plan No. 1

iii. **March JPA Resolution No. 03-03:**

a. Summary: Override Airport Land Use Commission for the March Business Center

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

iv. **March JPA Resolution No. 03-12:**

a. Summary: Amend the General Plan to Allow Temporary Dormitory Uses

b. Applicability: Entire March JPA Territory

v. **March JPA Resolution No. 03-16:**

a. Summary: Approve Design Guidelines for March Business Center

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

vi. **March JPA Resolution No. 04-11**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Air Force Village West

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

vii. **March JPA Resolution No. 04-13**

a. Summary: Adopt General Plan Amendment for Air Force Village West Specific Plan

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

viii. **March JPA Resolution No. 04-20**

a. Summary: Approve Plot Plan 04-02 with Conditions of Approval and Change of Zone for a restaurant (Little Taste of the South)

b. Applicability: 15272 4th Street

ix. **March JPA Resolution No. 04-22**

a. Summary: Approve Plot Plan 04-08 with Conditions of Approval and Change of Zone for a retail framing gallery

b. Applicability: Northeast corner of N. Street and 3rd Street

x. **March JPA Resolution No. 06-02**

a. Summary: Approve Conditional Use Permit 05-01 with Conditions of Approval for CTE Geotechnical firm to allow reduced parking

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xi. **March JPA Resolution No. 07-03**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve Plot Plan 06-04 (Sunfield) with Conditions of Approval to allow one tilt-up concrete building and the associated development of

approximately 123,282 square feet, with a planned expansion to 170,500 square feet for refrigerated food processing facilities and ancillary services

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xii. **March JPA Resolution No. 07-04**

a. Summary: Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and Approve Plot Plan 06-05 (Garden) with Conditions of Approval for a 208,000 square foot concrete building for food processing uses, ancillary office areas, and a refrigerated warehouse

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xiii. **March JPA Resolution No. 07-11**

a. Summary: Amend Tentative Map 30857 with Conditions of Approval

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xiv. **March JPA Resolution No. 07-12**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Adopt Plot Plan 05-06 (Smurfit Stone) with Conditions of Approval to allow for a 356,000 square foot industrial building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xv. **March JPA Resolution No. 07-13**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Approve Plot Plan 06-06 (Intellicenter) with Conditions of Approval and Variance Application ZV 06-01 to allow a 159,000 square foot office building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xvi. **March JPA Resolution No. 07-35**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center, Approve Parcel Maps 36577, Tentative Tract Map 35678, and Plot Plan 07-03 and their associated Conditions of Approval to allow the subdivision of 4.97 acres of business park property into a commercial condominium lot and a 40,000 square foot office condominium

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents)

xvii. **March JPA Resolution No. 07-37**

a. Summary: Adopt an Addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan and Approve Plot Plan 07-05 with Conditions of Approval to allow for the Air Force Village West Chapel and Meeting Hall

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 3

xviii. **March JPA Resolution No. 08-01**

a. Summary: Approve Building Area within Accident Potential Zones, which were previously approved by Resolution No. 05-17

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xix. **March JPA Resolution No. 08-04**

a. Summary: Approving Limited to Modifications to Mitigation Measures of the previously adopted Mitigated Negative Declaration for Sunfield, which was approved through Resolution No. 06-22

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xx. **March JPA Resolution No. 08-21**

a. Summary: Identifying Sensitive Receptors around the March JPA Planning Area pursuant to the 2008 Sensitive Receptor Map, which includes schools, churches, hospitals, libraries, housing, parks, playgrounds, day care centers and nursing homes

b. Applicability: Entire March JPA Territory

xxi. **March JPA Resolution No. 09-02**

a. Summary: Adopt an Addendum to the Certified Focused EIR for March Business Center and Approve Plot Plan 08-02 (Horizon Industrial) with Conditions of Approval to allow a 44,772 square foot light industrial building

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1 (referred to as Specific Plan No. 2 in the documents; also referred to as "Meridian")

xxii. **March JPA Resolution No. 09-12**

a. Summary: Adopt the Mitigated Negative Declaration and Approve Conditional Use Permit 08-01 with Conditions of Approval for Verizon Cell Tower

b. Applicability: 15260 6th Street, Riverside

xxiii. **March JPA Resolution No. 09-30**

a. Summary: Planning Commission Recommendation – Certification of the Program Environmental Impact Report and Mitigation Monitoring and Reporting Program and Adoption of General Plan Amendment 08-01, Change of Zone 08-02, March LifeCare Campus Specific Plan and their associated Conditions of Approval to allow for a 236-acre medical campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxiv. **March JPA Resolution No. 09-32**

a. Summary: Certification of the Program Environmental Impact Report and Mitigation Monitoring and Reporting Program and

Adoption of General Plan Amendment 08-01, Change of Zone 08-02, March LifeCare Campus Specific Plan and their associated Conditions of Approval to allow for a 236-acre medical campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxv. **March JPA Resolution No. 09-33**

a. Summary: Adopt a General Plan Amendment for the March LifeCare Campus

b. Applicability: March LifeCare Campus Specific Plan, Specific Plan No. 7

xxvi. **March JPA Resolution No. 10-20**

a. Summary: Certifying the Subsequent Environmental Impact Report for the Meridian Specific Plan (Specific Plan 5) and Adopt the Findings pursuant to CEQA, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program and Meridian Specific Plan, Specific Plan 5 to approve uses ranging from business park, commercial, industrial, mixed use, public facilities, open space, Metrolink, and sewer facilities

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxvii. **March JPA Resolution No. 10-21**

a. Summary: Amending the March JPA General Plan for the Meridian Specific Plan Amendments

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxviii. **March JPA Resolution No. 10-22**

a. Summary: Approval of Tentative Tract Map No. 30857 Amendment No. 2 with Conditions of Approval

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxix. **March JPA Resolution No. 10-23**

a. Summary: Approve Plot Plan 09-01 with Conditions of Approval to allow a 515,223 square foot administration and Warehouse Facility

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxx. **March JPA Resolution No. 11-16**

a. Summary: Adopt an Addendum to March Business Center Specific Plan Focused EIR and Meridian Specific Plan Amendment Final Subsequent EIR

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxi. **March JPA Resolution No. 11-17**

a. Summary: Approving Change of Zone 11-01 determining the building area for properties located in accident potential zone I and II within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxii. **March JPA Resolution No. 11-18**

a. Summary: Approve Variance 11-01 to allow a height variance for the construction of a 600,000 square foot warehouse facility within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiii. **March JPA Resolution No. 11-19**

a. Summary: Approve Plot Plan 11-01 with Conditions of Approval to allow a 600,000 square foot warehouse facility with ancillary office within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiv. **March JPA Resolution No. 11-29**

a. Summary: Adopting an Addendum to the March Lifecare Campus Specific Plan Final Program EIR

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

ii. **March JPA Resolution No. 11-30**

a. Summary: Adopting a General Plan Amendment for the March LifeCare Campus Specific Plan

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

iii. **March JPA Resolution No. 11-31**

a. Summary: Approval of Tentative Parcel Map 36035 and Master Plot Plan 11-03 with their associated Conditions of Approval for the March Lifecare Campus Specific Plan Amendment

b. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

iv. **March JPA Resolution No. 11-36**

a. Summary: Adopt an Addendum to the March Lifecare Campus Specific Plan Final EIR in Support of the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Program Specific Plan, Specific Plan No. 6

v. **March JPA Resolution No. 11-37**

a. Summary: Adopt a General Plan Amendment for the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Specific Plan, Specific Plan No. 6

vi. **March JPA Resolution No. 11-38**

a. Summary: Approve a Plot Plan with Conditions of Approval for the US Vets Transitional Housing Program Specific Plan

b. Applicability: US Vets Transitional Housing Specific Plan, Specific Plan No. 6

vii. **March JPA Resolution No. 11-39**

a. Summary: Adopt and Addendum to the Meridian Specific Plan Final Subsequent EIR

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

viii. **March JPA Resolution No. 11-40**

a. Summary: Approve Plot Plan Amendment 11-05 with Conditions of Approval to allow for the installation of two aboveground 15,000 gallon liquid natural gas tanks and one aboveground 4,500 gallon hydrogen tank at an approved 524,717 square foot distribution center within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

ix. **March JPA Resolution No. 13-01**

a. Summary: Approve Design Plot Plan 11-02 and Conditions of Approval to allow a Metrolink Station within the March Business Center Specific Plan

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

x. **March JPA Resolution No. 14-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the March Business Center and Meridian Specific Plan Subsequent EIR and Adopt General Plan Amendment 14-01 and Plot Plan Amendment 13-02, Amendment No. 1 with their associated Conditions of Approval to allow for an additional lot to a previously approved 510,000 square foot industrial development within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xi. **March JPA Resolutions No. 14-19**

a. Summary: Certifying and Environmental Impact Report for the Heacock Channel Improvements Project to expand the size of the channel to properties adjacent to the March JPA

b. Applicability: Heacock Channel Improvement (not in a Specific Plan)

xii. **March JPA Resolution No. 15-06**

a. Summary: Adopting a CEQA Addendum to the March Lifecare Campus Specific Plan Final EIR and Acquisition and

Development Agreement with March Healthcare Development, LLC

b. Exception: Through recognition of this Resolution, County is not accepting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

xiii. **March JPA Resolution No. 15-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan and Approve Variance 15-01 and Plot Plan 15-01 with their associated Conditions of Approval to allow for the development of two buildings (92,725 square feet and 99,743 square feet) to allow a mixture of wholesale, storage, and warehousing services

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xiv. **March JPA Resolution No. 16-03**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the March Business Center and Meridian Specific Plan and Approving Plot Plan Amendment 13-02, Amendment 2 with Conditions of Approval and Variance 15-02 with their associated Conditions of Approval to amend an existing approval for a

510,000 square foot speculative industrial warehouse development and to reduce the required setback by 4 feet

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xv. **March JPA Resolution No. 16-05**

a. Summary: Adopt an Addendum to the Final EIR for the March Business Center Specific Plan and Adopt Minor Amendments to the General Plan Land Use Element and Transportation Element

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xvi. **March JPA Resolution No. 16-06**

a. Summary: Approve Tentative Parcel Map 30857, Amendment 3, with Conditions of Approval and Amendment to March Business Center Specific Plan 1

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xvii. **March JPA Resolution No. 16-07**

a. Summary: Approve Final Parcel Map for the previously entitled US Vets Transitional Housing Program and Plot Plan 10-02

b. Applicability: US Vets Transitional Housing Program, Specific Plan No. 6

xviii. **March JPA Resolution No. 16-19**

a. Summary: Grant a Temporary Water Line easement to Western Municipal District to serve the Ben Clark Training Center, subject to all mitigation measures and conditions of approval established

through the approval of the March Business Center Specific Plan and the Certification of the Final EIR and Addendum

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xix. **March JPA Resolution No. 16-24**

a. Summary: Approve a proposed determination of Substantial Conformance between Tentative Parcel Map 308587, Amendment No. 3 and Final Map 30857-7 with their associated Conditions of Approval for the South Campus of the March Business Center Specific Plan, approve a Subdivision Improvement Agreement with Meridian Park LLC for Final Map 30857, Accept Dedication of a drainage easement from Meridian Park, LLC, and Approve Final Map 30857-7

b. Exception: Through recognition of this Resolution, County is not adopting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xx. **March JPA Resolution No. 16-28**

a. Summary: Consider an EIR for the Alessandro Commerce Project, Make Responsible Agency Findings, Adopt a Mitigation Monitoring and Reporting Program, Conditionally Approving a

Construction and Maintenance Agreement, Drainage, and Emergency Access Easement and Maintenance Agreement, Stormwater and Slope Area Maintenance Plan and Maintenance Agreement, and Conditionally Dedicating a portion of March JPA's property to the County of Riverside

b. Exception: Through recognition of this Resolution, County is not adopting any agreements executed prior to July 1, 2025. However, the County may choose to enter into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: Alessandro Commerce Project (not in a Specific Plan)

xxi. **March JPA Resolution No. 17-03**

a. Summary: Approve a Master Conditional Use Permit 16-01, Plot Plan 16-02, Tentative Tract Map 37116, and Variance 16-01 with their associated Conditions of Approval to allow for the development of a commercial center and construction of 10 buildings with the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxii. **March JPA Resolution No. 17-04**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to CUP 16-01, Plot Plan 16-02, Tentative Tract Map 37116, and Variance 16-01

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxiii. **March JPA Resolution No. 17-18**

a. Summary: Approve 3 Conditional Use Permits (CUP 17-01, 17-02, and 17-03), Plot Plan 17-02, Tentative Parcel Map 17-01, and Variances 17-01 and 17-02 with their associated Conditions of Approval to allow for the development of 13 buildings totaling approximately 157,513 square feet for Business Enterprise, Business Park, and Office Commercial Uses

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxiv. **March JPA Resolution No. 17-19**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to CUP 17-01, 17-02, 17-03, Plot Plan 17-02, Tentative Parcel Map 17-01, and Variances 17-01 and 17-02

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxv. **March JPA Resolution No. 17-22**

a. Summary: Adopt and Addendum to the Final EIR for the March Business Center Specific Plan related to GPA 17-01, TM 30857, A4, PP 16-07, A1

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxvi. **March JPA Resolution No. 17-23**

a. Summary: Adopt General Plan Amendment 17-01, Amendment No. 4 for Tentative Tract Map 30857 and Amendment No. 1 for Plot Plan 16-07 with their associated Conditions of Approval to

allow for the development of a parcel delivery terminal within the March Business Center Specific Plan

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxvii. **March JPA Resolution No. 17-24**

a. Summary: Approve Plot Plan 17-03 and four Conditional Use Permits (CUP 17-04, 17-05, 17-06, 17-07) with their associated Conditions of Approval for the development of five buildings totaling 176,396 for retail, office, and warehouse uses within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan 5

xxviii. **March JPA Resolution No. 17-25**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to PP 17-03 and CUPs 17-04, 17-05, 17-06, 17-07

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxix. **March JPA Resolution No. 17-28**

a. Summary: Certify the Meridian West Campus-Lower Plateau Final EIR and Adopt Mitigation Monitoring and Reporting Program, Environmental Findings pursuant to CEQA, and Statement of Overriding Considerations related to Meridian West Campus-Lower Plateau (GPA 16-01, TM 37107, PP 16-04)

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

xxx. **March JPA Resolution No. 17-29**

a. Summary: Adopt General Plan Amendment 16-01, Vesting Tentative Tract Map 37107, and Master Plot Plan 16-04 with their associated Conditions of Approval to allow for office, retail, mixed use, and industrial warehouse buildings for the Meridian West Campus-Lower Plateau Project

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

xxxi. **March JPA Resolution No. 18-02**

a. Summary: Certify the Freeway Business Center Final EIR and Adopt a Mitigation Monitoring and Reporting Program, Environmental Findings pursuant to CEQA, and a Statement of Overriding Considerations related to the Freeway Business Center Project (GP 15-01, CZ 14-01, PP 14-02)

b. Applicability: Freeway Business Center Project (not in a Specific Plan)

xxxii. **March JPA Resolution No. 18-03**

a. Summary: Adopt General Plan Amendment 15-01, Change of Zone 14-01, and Plot Plan 14-02 with their associated Conditions of Approval to allow for a 709,083 square-foot industrial warehouse building

b. Applicability: Freeway Business Center Project (not in a Specific Plan)

xxxiii. **March JPA Resolution No. 18-18**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to the Meridian Specific Plan (GPA 17-02, PP 17-05, CUP 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16, and SPA 17-01, A4)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxiv. **March JPA Resolution No. 18-19**

a. Summary: Approve General Plan Amendment 17-02, Specific Plan Amendment 17-01, A4, Plot Plan 17-05 and Conditional Use Permits 17-08, 17-09, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16 with their associated Conditions of Approval to allow for the development of 11 buildings totaling approximately 162,041 square feet for office, warehouse and retail uses with the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxv. **March JPA Resolution No. 18-20**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan related to Plot Plan 18-01 and Variance 18-01

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxvi. **March JPA Resolution No. 18-21**

a. Summary: Approve Plot Plan 18-01 and Variance 18-01 with their associated Conditions of Approval to allow for approximately 124,523 square feet for a manufacturing use within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xxxvii. **March JPA Resolution No. 18-23**

a. Summary: Adopt and Addendum to the Final EIR for the March Business Center Specific Plan to allow for commercial retail development, office development, industrial development, and stormwater basin related to GPA 18-01, TTM 18-01, PP 18-02, 18-03 and CUP 18-02

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxxviii. **March JPA Resolution No. 18-24**

a. Summary: General Plan Amendment 18-01, Tentative Tract Map 18-01 (Amendment to TM 30857), Plot Plans 18-02 and 18-03, and Conditional Use Permit 18-02 with their associated Conditions of Approval to allow for the development of commercial retail, office development, industrial development, and a private stormwater basin

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xxxix. **March JPA Resolution No. 19-01**

a. Summary: Approve Conditional Use Permit 18-03 with Conditions of Approval to allow Cali Marine to operate as a boat sales use within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xl. **March JPA Resolution No. 19-21**

a. Summary: Adopt Amendment No. 1 to the Tentative Tract Map No. 30857 (TTM 18-01, A1) with Conditions of Approval to create and merge lots for the purpose of retail areas

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

xli. **March JPA Resolution No. 19-25**

a. Summary: Adopt an Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment related to the Meridian Specific Plan (GPA 19-01, SPA 19-01, A5, PP 17-04, CUP 19-01, 19-02, 19-03, 19-04, 19-05, TPM 19-01)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5 (Planning Area 6)

xlii. **March JPA Resolution No. 19-26**

a. Summary: Adopt General Plan Amendment 19-01, Plot Plan Amendment 17-04, A1, Conditional Use Permits 19-01, 19-02, 19-03, 19-04, 19-05, and Tentative Parcel Map 19-01 with their associated Conditions of Approval to allow for the development of 5 buildings totaling approximately 91,987 square feet for a mixture of uses within the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5 (Planning Area 6)

xliii. **March JPA Resolution No. 19-30**

a. Summary: Certify the K4 and Cactus Channel Improvement Project Final EIR and Adopt Environmental Findings and

Mitigation Monitoring and Reporting Program related to (GPA 18-02, CZ 18-01, PP 18-04)

b. Applicability: K4 and Cactus Channel (not in a Specific Plan)

xliv. **March JPA Resolution No. 19-31**

a. Summary: Adopt General Plan Amendment 18-02, Change of Zone 18-01, and Plot Plan 18-04 with their associated Conditions of Approval to allow for the development of a 685,000 square foot industrial building and Cactus Channel improvements for the K4 and Cactus Channel Improvement Project

b. Applicability: K4 and Cactus Channel (not in a Specific Plan)

xlv. **March JPA Resolution No. 20-13**

a. Summary: Adopt Tentative Parcel Map 20-04 (Parcel Map 37908) with Conditions of Approval within the Meridian West Lower Plateau Project

b. Applicability: Meridian West Lower Plateau Project (not in a Specific Plan)

xlvi. **March JPA Resolution No. 20-14**

a. Summary: Adopt Conditional Use Permit 19-06 and Public Convenience and Necessity 19-01 with their associated Conditions of Approval to allow for the sale of alcoholic beverages in conjunction with the use of a gas station/convenience store within the Veterans Plaza Commercial Center in the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlvii. **March JPA Resolution No. 20-15**

a. Summary: Adopt Conditional Use Permit 19-06 and Public Convenience and Necessity 19-01 with their associated Conditions of Approval to allow for the sale of alcoholic beverages in conjunction with the use of a hotel within the Veterans Plaza Commercial Center in the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlviii. **March JPA Resolution No.20-16**

a. Summary: Adopt an Addendum to the Subsequent EIR for the North Campus of the Meridian Specific Plan for the development of the Cactus Square Retail Commercial Development within the North Campus of the Meridian Specific Plan (PP 20-01 and CUP 20-01, TPM 20-01, PCN 20-01)

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

xlix. **March JPA Resolution No. 20-17**

a. Summary: Adopt Tentative Parcel Map 20-01, Conditional Use Permit 20-01, Public Convenience and Necessity 20-01 and Plot Plan 20-01 with their associated Conditions of Approval to allow for the development of the Cactus Square Retail Commercial Project (15,293 square foot retail shopping center with gas station selling beer and wine and fast food restaurants) within the North Campus of the Meridian Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

l. **March JPA Resolution No. 20-18**

a. Summary: Adopt Tentative Parcel Map 20-03 (TPM 37901) with Conditions of Approval for condominium purposes for the MS Van Buren II Business Park, an existing development of 13 buildings within the southern portion of the Meridian North Campus Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

li. **March JPA Resolution No. 20-19**

a. Summary: Approve Tentative Tract Map 19-01 (TM 37855) for condominium purposes for the Westmont Village Senior Living Residential Facility within the Air Force Village West ("Westmont Village") Specific Plan

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 4

lii. **March JPA Resolution No. 20-21**

a. Summary: Approve Tentative Parcel Map 20-05 (Parcel Map 37956) of the March Business Center Specific Plan Meridian South Campus creating three new parcels for the Eagle Business Center to allow for 4 buildings in business park

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

liii. **March JPA Resolution No. 20-22**

a. Summary: Approve Tentative Parcel Map 19-02 (Parcel Map 37693) creating one new parcel in the industrial zone of the of the Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

liv. **March JPA Resolution No. 20-24**

a. Summary: Adopt Conditional Use Permit 20-05 for Lozanos Creative Cabinets to allow a custom manufacturing use within the mixed-use zone at an existing building

b. Applicability: Meridian Specific Plan, Specific Plan 5

lv. **March JPA Resolution No. 20-25**

a. Summary: Adopt Conditional Use permit 20-06 and Approve Public Convenience and Necessity 20-02 in order to allow Westmont Village to allow for the sale of beer and wine for onsite consumption in conjunction with the use of an existing café located within the main assisted living facility building

b. Applicability: Air Force Village West Specific Plan, Specific Plan No. 4

lvi. **March JPA Resolution No. 20-26**

a. Summary: Approve Plot Plan 19-03 with Conditions of Approval to allow for the development of a 44,772 square foot industrial shell building for the Meridian U1 L2 Industrial Warehouse project pursuant to the Certified Focused EIR for the March Business Center Specific Plan

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lvii. **March JPA Resolution No. 21-02**

a. Summary: Certify the South Campus Specific Plan and Village West Drive Extension Project Final Subsequent EIR and Adopt a Mitigation Monitoring and Reporting Program, Statement of

Overriding Considerations, and Environmental Findings for the South Campus Specific Plan and Village West Drive Extension Project (GP 20-01, SP 20-1 – SP1, A8, PP 20-03, 20-04, 20-05, CUP 20-02, TPM 20-02)

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lviii. **March JPA Resolution No. 21-03**

a. Summary: Approve General Plan Amendment 20-01, Tentative Parcel Map 20-02 (TPM 37878), Plot Plan 20-03, 20-04, 20-05, and Conditional Use Permit 20-02 to allow for the development of a commercial retail center, industrial development, and open space development

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lix. **March JPA Resolution No. 22-17**

a. Summary: Consider Addendum to the Certified EIR for Meridian West Campus-Lower Plateau Project and Approve Plot Plan 22-01 with Conditions of Approval for the development of the Meridian West – Building 4 80,072 square foot industrial warehouse project

b. Applicability: Meridian West Campus-Lower Plateau Project (not in a Specific Plan)

lx. **March JPA Resolution No. 22-19**

a. Summary: Adopt Conditional Use Permit 22-02 with Conditions of Approval to allow alcoholic beverages for on-site consumption of beer and wine with a restaurant within the Common's at Meridian Commercial Retail Center

b. Applicability: March Business Center Specific Plan, Specific Plan No. 1

lxi. **March JPA Resolution No. 22-20**

a. Summary: Consider Addendum to the Certified EIR for Meridian South Campus and Village West Drive Extension Project for the development of two warehouse buildings totaling 288,850 square feet

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lxii. **March JPA Resolution No. 22-21**

a. Summary: Approve Tentative Parcel Map 22-01 and Plot Plan 22-02 with Conditions of Approval for the development of two industrial warehouses on approximately 15.33 acres

b. Applicability: March Business Center Specific Plan (South Campus Area), Specific Plan No. 1

lxiii. **March JPA Resolution No. 24-01**

a. Summary: Consider an Addendum to the March Lifecare Campus Specific Plan Final EIR, approving Plot Plan 10-02 Amendment No. 1 with Conditions of Approval for the development of transitional apartments

b. Applicability: US Vets Transitional Housing Program Specific Plan, Specific Plan No. 6

lxiv. **March JPA Resolution No. 24-22**

a. Summary: Approve Conditional Use Permit 24-01 with Conditions of Approval for a 1,750 square foot instructional Jiu Jitsu retail space

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxv. **March JPA Resolution No. 24-24**

a. Summary: Approve Conditional Use Permit 22-03 with Conditions of Approval for a car wash retail project on a 1.08-acre lot

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxvi. **March JPA Resolution No. 24-27**

a. Summary: Approve Conditional Use Permit 24-04 with Conditions of Approval for a 10,708 square foot instructional studio

b. Applicability: Meridian Specific Plan, Specific Plan No. 5

lxvii. **March JPA Resolution No. 25-04**

a. Summary: Approving an Acquisition and Development Agreement with Riverside Clinic Investors IV, LLC for two parcels within the March Lifecare Campus Specific Plan

b. Exception: Through recognition of this Resolution, County is not accepting any agreements executed prior to July 1, 2025 but that does not prevent the County from entering into new contracts,

settlements, agreements, or development agreements post July 1, 2025 related to the March Territory

c. Applicability: March Lifecare Campus Specific Plan, Specific Plan No. 7

3. The Acknowledged March JPA Resolutions shall be interpreted and herein modified by the County of Riverside as follows:

a. For future actions only, any and all references within the March JPA Resolution that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director."

b. For future actions only, any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided therein.

c. For future actions only, "departments" shall be interpreted as meaning the departments within the County of Riverside.

d. For future actions only, processing of conditions and entitlements shall be considered with amendments replacing the processing requirements of the Processing Matrix (Attachment "B", attached to the March Ordinance and incorporated herein by reference), which reflects the standards of Riverside County Ordinance No. 348.

d. For future actions only, the applicable laws and regulations shall be interpreted as meaning all applicable laws and regulations that apply to the March Territory, which includes, but is not limited to, the March Ordinance,

March Resolution, and all Riverside County Ordinances, policies, and regulations.

e. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within and between the March Resolution, March Ordinance, and Riverside County Ordinances, policies, and regulations.

BE IT FURTHER RESOLVED by the Board of Supervisors that the recognition of the acknowledged March Resolutions does not equate to the County accepting liability for the independent decisions, agreements, or settlements made by March JPA in the adoption of those Acknowledged March Resolutions. The recognition of the Acknowledged March Resolutions is merely acknowledgment of the previously approved land use entitlements within the March Territory, some of the land use actions taken by March JPA, and clarifies the County's interpretation of the prior actions and entitlements related to all future actions. If any provision, clause, sentence, or paragraph of this resolution or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this resolution are hereby declared to be severable. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Territory, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

Board of Supervisors **COUNTY OF RIVERSIDE**

RESOLUTION NO. 2025-114

ACKNOWLEDGING AND MODIFYING SPECIFIC MARCH JPA RESOLUTIONS RELATED TO LAND USE ENTITLEMENT

ROLL CALL:

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

Nays: None

Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KIMBERLY A. RECTOR, Clerk of said Board

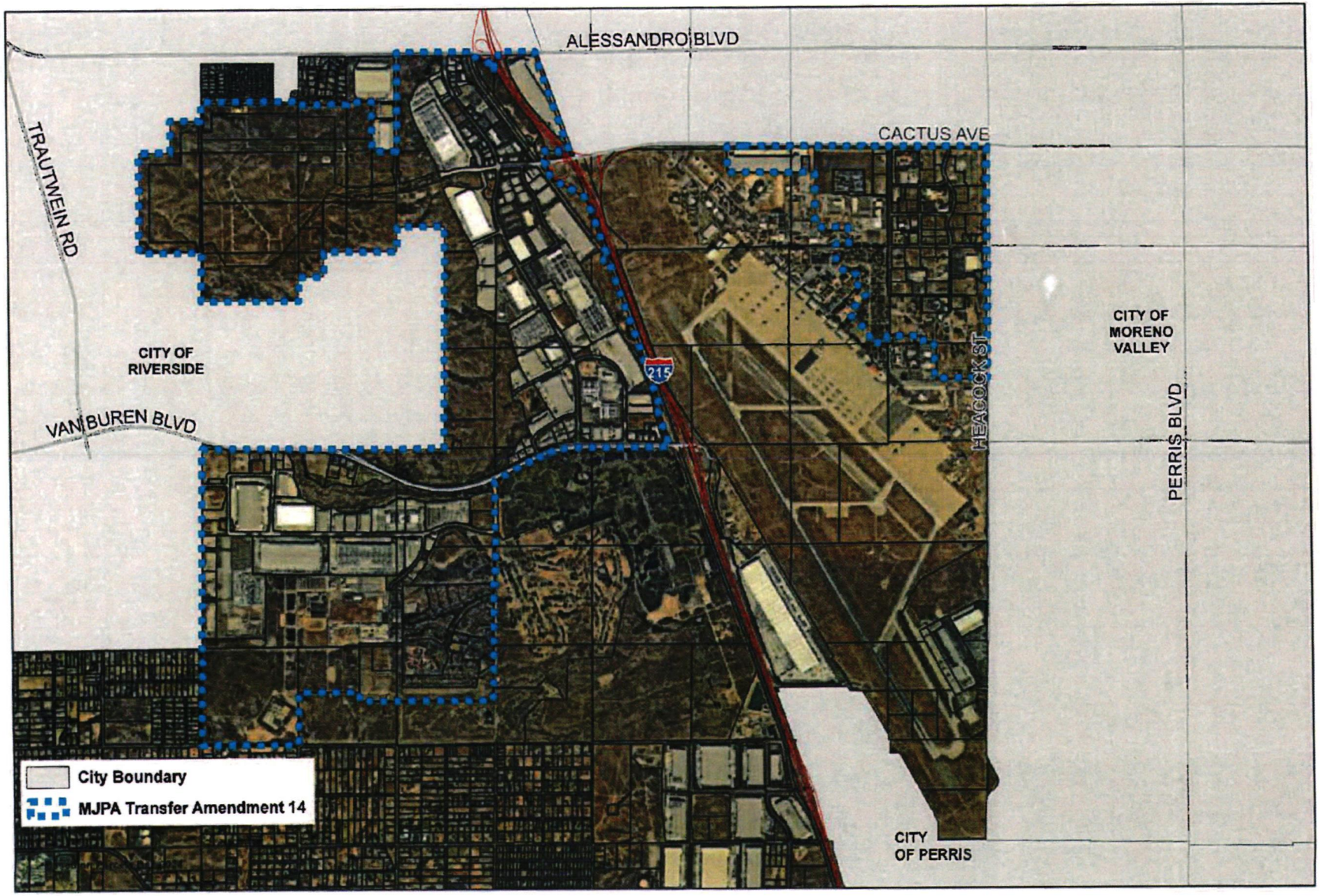
By: _____

Deputy

06/24/2025 Item 23.1

ATTACHMENT A

MARCH TERRITORY



Date Saved: 3/20/2025 3:07 PM

N

0 1,500 3,000 6,000

Feet

MARCH AREA PLAN TERRITORY

ATTACHMENT B

PROCESSING MATRIX



RIVERSIDE COUNTY

PLANNING DEPARTMENT

John Hildebrand
Planning Director

COUNTY ENTITLEMENT APPROVAL PROCESS

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Legislative Actions					
General Plan Amendment	X			Recommendation	X
Specific Plan	X			Recommendation	X
Specific Plan - Amendment	X			Recommendation	X
Specific Plan - Substantial Conformance	X			X	
Change of Zone - Map Amendment	X			Recommendation	X
Change of Zone - Text Amendment	X			Recommendation	X
Development Agreement	X			Recommendation	X
Agricultural Preserves and Land Conservation Contract	X				X (After recommendation by Advisory Committee)
Vested Rights Determination	X				X
Appeal	X			X (For Planning Director Hearing)	X (For PC Hearing)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Entitlements					
Conditional Use Permits	X			X (Projects with no legislative action)	X (Projects with a legislative action)
Public Use Permit	X			X (Projects with no legislative action)	X (Projects with a legislative action)
Plot Plan (CEQA)	X		X	X	
Plot Plan (Large Commercial Development – 30 acres or larger)	X			X	
Plot Plan (No CEQA – no project, nothing further is required, or exemption)	No	X			
Temporary Use Permit	Depends on the type of Plot Plan	X (Plot Plan- No CEQA)	X (Plot Plan – CEQA)		
Temporary Event Permit	No	X			
Surface Mining Permit (Ordinance No. 555)	X			X (Projects with no legislative action)	X (Projects with a legislative action)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Wind Energy Conversion System (WECS)	X			X	
Family Day Care Homes	No	X (For those which are a use by right)			
Home Occupation Permit	No	X			
Supportive and Transitional Housing	No	X			
Solar Energy Systems	No (Ministerial)	X			
Parolee-Probationer Homes	X			X (Follows CUP approvals)	
Cottage Food Operations	No (Accessory Use of dwelling unit)	X			
Hazardous Waste Siting Facility Permit	X			X	
Sign Permits	Depends on the type of Plot Plan	X (Plot Plan- No CEQA)	X (Plot Plan – CEQA)		

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Variance *Approval body depends on the variance requested.*	X		X	X	X
Revised Permit *Approval body is the same as the original approval.*	X		X	X	X
Substantial Conformance (Not Specific Plan)	No	X			
Maps					
Lot Line Adjustments	No	X (Planning Director & Survey)			
Parcel Mergers	No	X (Planning Director & Survey)			
Certificates of Compliance	No	X (Planning Director & Survey)			
Vesting Maps	X			X	

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Schedule A, B, C, D, E Maps • **Tract Maps – Schedules A, B, C, D** • **Tract or Parcel Map – Commercial or Industrial – Schedule E** **(Ordinance No. 460)**	X			X	
Schedule F, G, H, I, J Maps • **Parcel Maps – Schedules F, G, H** • **Large Maps 20 acres all parcels – Schedule I** • **Financing Map – Schedule J** **(Ordinance No. 460)**	X		X		
Final Maps	No (Board consent calendar only)				X
Reversion to Acreage	X			X (Advisory Agency depends on map schedule)	X (Advisory Agency depends on map schedule)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Time Extension (Tentative Tract Maps)	X		X (Advisory Agency depends on map schedule)	X (Advisory Agency depends on map schedule)	
Time Extension (Tentative Parcel Maps and Schedule J)	X		X		

Notes

*Projects with a legislative act will only receive a recommendation by Planning Commission for the entire project and require Board approval.

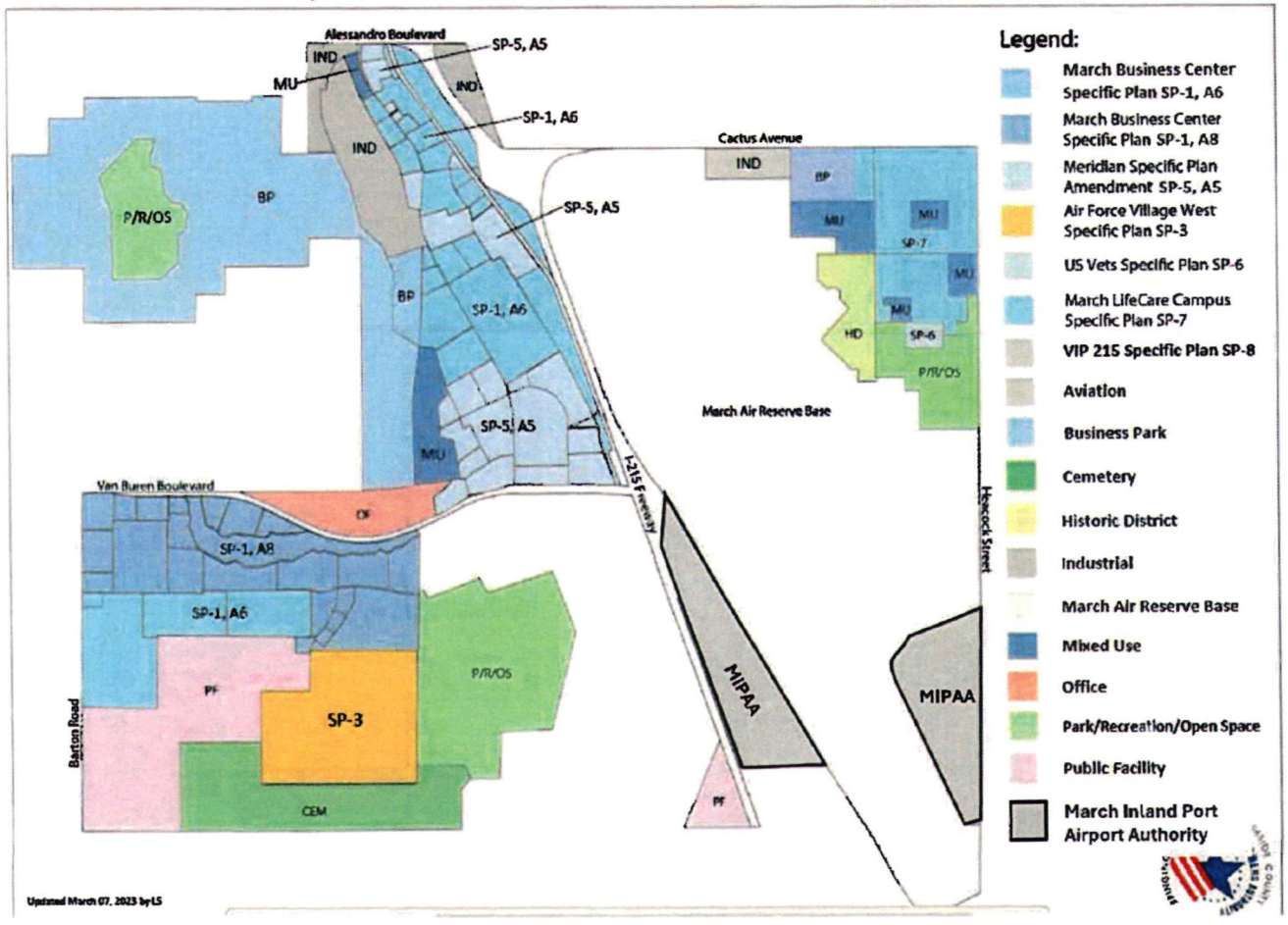
*Revised entitlements are processed in the same manner as an entitlement.

ATTACHMENT C

ZONING MAP

General Plan Land Use Map

March Joint Powers Authority



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Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011739984
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	06/13/2025
Total Amount:	$1095.38
Payment Amount:	$0.00
Amount Due:	$1095.38
Notice ID:	6jVjrr8eshpTZo91CLHh
Invoice Text:	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS AND SUMMARY OF ORDINANCE NO. 997 SUMMARY OF ORDINANCE NO. 997: The March Joint Powers Authority ("March JPA) is transferring land use jurisdiction for the agreed-upon territory from March JPA to the County of Riverside. As part of the process, Ordinance No. 997 ("Ordinance") 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. The Ordinance helps further identify ongoing commitments related to infrastructure and other governmental services, as well as specific ordinances related to previously approved land uses and entitlements. The Ordinance further provides for the adoption of the March JPA development code and incorporates changes to more closely follow the County's land use ordinance. NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 24, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve CC013169, General Plan Amendment No. 240093 and Change of Zone No. 2400060. CC013169 (GPA240093 and CZ2400060) ("Project") proposes to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA's") to the

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6/24/2025
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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011739984

FILE NO. 0011739984

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/13/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: June 13, 2025.
At: Riverside, California

Christine Gonzalez

Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS AND SUMMARY OF ORDINANCE NO. 997

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or zoning as it relates to the project territory. This proposed 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 in the First and Second Supervisorial Districts.

The Riverside County Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT from the California Environmental Quality Act (CEQA) Approve CC013169, General Plan Amendment No. 240093, and Change of Zone No. 2400060.**

On May 21, 2025, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT THE RIVERSIDE COUNTY PLANNING DEPARTMENT AT (951) 955-3200 OR PLANNING@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 5, 2025
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

The Press-Enterprise
Published: 6/13/25

LocaliQ
California
GANNETT

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Naomy Sicra
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/13/2025

and that the fees charged are legal.
Sworn to and subscribed before on 06/13/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$435.26	
Tax Amount:	$0.00	
Payment Cost:	$435.26	
Order No:	11390361	# of Copies:
Customer No:	1252599	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Planning
6/24/2025
23.1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS AND SUMMARY OF ORDINANCE NO. 997

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Dated: June 5, 2025 Kimberly A. Rector, Clerk of the Board

By: Naomy Sicra, Clerk of the Board Assistant

June 13, 2025 11390361

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CC013169, GENERAL PLAN AMENDMENT NO. 240093, AND CHANGE OF ZONE NO. 2400060, IN THE FIRST AND SECOND SUPERVISORIAL DISTRICTS AND SUMMARY OF ORDINANCE NO. 997

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Dated: June 5, 2025 Kimberly A. Rector, Clerk of the Board

By: Naomy Sicra, Clerk of the Board Assistant

June 13, 2025 11390361

ORDINANCE NO. 997

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

ESTABLISHING REGULATIONS FOR THE MARCH AREA PLAN

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. FINDINGS. The Board of Supervisors finds the following:

A. On September 7, 1993, the CITY OF MORENO VALLEY, a general law city of the State of California, the CITY OF PERRIS, a general law city of the State of California, the CITY of RIVERSIDE, a charter city and municipal corporation of the State of California (collectively referred to as "Cities"), and the COUNTY OF RIVERSIDE ("County"), a political subdivision of the State of California, (collectively referred to as "Parties") contracted with each other for the joint exercise of powers pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code of the State of California, to establish the March Joint Powers Authority ("March JPA") and govern the March JPA territory, as defined in the March JPA General Plan as of the adoption date of Ordinance No. 997 ("March Ordinance"), attached hereto and incorporated herein by reference as Attachment "A" ("March Territory").

B. The March JPA was established as a public entity, separate and apart from its members, and, as provided by law and is be empowered to take such actions as may be necessary or desirable to implement and carry out the purposes of the March JPA Joint Powers Agreement ("Agreement").

C. The Agreement allows the Parties to develop and formulate goals, objectives, and priorities of the March JPA, amend the Joint Powers Agreement or to create an

appropriate successor entity to implement such goals, objectives, and priorities, and shall continue until terminated by the Parties hereto by their mutual written consent of the Parties.

D. The Parties have amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA, anticipated future completion of the land use redevelopment phase of the original purpose of the Agreement, and the transition into a new phase of inter-governmental cooperation in the operation and management of the civilian airport through the March Inland Port Airport Authority, as follows:

1. Through June 30, 2025, the express powers of March JPA are as follows:

   a. Developing and formulating and implementing plans for the organization, development and establishment of program goals, objectives and priorities for the use and reuse of the former March Air Force Base;

   b. Obtaining of funding and other resources, as is more specifically set forth in Section 6 of the Agreement;

   c. Creating a Redevelopment Agency having all of the rights, powers, and duties related thereto and carrying out the necessary actions to form and implement a redevelopment project area;

   d. Creating an "Airport Authority" having all the rights, powers, and duties related thereto;

   e. Functioning as the single, local, representative of the region and the most affected communities in respect to formulating and

implementing plans for the use and reuse of the former March Air Force Base; and

f. Planning and implementing the development of land in the area covered by the March "Master Reuse Plan", Air Force Village West in its entirety, and additional territory, which is collectively identified as the March Territory, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law.

2. Beginning July 1, 2025, the express powers of March JPA are as follows:

a. The operation of the Successor Agency of the Former March Joint Powers Redevelopment Agency, having all of the rights, powers, and duties related thereto and carrying out the necessary actions associated with a successor agency under state law;

b. The operation and management of the March Inland Port Airport Authority and its civilian airport, covering the territory identified in the Exhibit B map of the Agreement and having all the rights, powers, and duties related thereto including authority for airport master planning, airport development approvals, and authority to collect and retain, for airport purposes, any and all lease revenues from airport properties;

c. The non-exclusive representation of the Parties and the wider region

in state and federal matters affecting the March Air Reserve Base; and

d. The continued operation and management of March JPA property or property districts outside the March Territory, including the collection of rents, fees, assessments or other revenues and expenditure of funds associated therewith (notwithstanding March JPA's ability to continue to operate such districts, should March JPA pursue the transfer of control of any such district to a Party, March JPA shall bear the costs of such transfer including the cost of any ballot measure, if necessary).

E. On April 18, 2023, the Parties entered into a Tax and Revenue Sharing Agreement to ensure an equitable distribution of revenues associated with the March Territory, which remains in effect until August 1, 2041.

F. On April 18, 2023, the Parties entered into a Governmental Municipal Services Agreement to outline the responsibility for March JPA and the County related to providing governmental municipal services within the March Territory through June 30, 2025, as follows:

1. Through June 30, 2025, the March JPA shall continue to provide the following services within the March Territory:

a. Entitlements. Review and consideration of all land use applications, and related planning, zoning and building entitlements;

b. Building Permits. Issuance of building permits;

c. Uniform Codes. Preparation and adoption of uniform building codes pursuant to the Uniform Codes ("UBC") of the State of California, as well as health and safety regulations, related to the construction, operation and maintenance of buildings;

d. Plan Review. Review of all building and construction plans for private or public improvements proposed to be constructed, improved, or reconstructed within the March Territory, including, but not limited to, building and construction plans, street improvement plans, traffic signal plans, signage plans, striping plans, and grading and drainage plans;

e. Inspection. Inspection of public improvements prior to acceptance of such public improvements by March JPA;

f. Certification of Occupancy. Final inspections and issuance of certificates of occupancy for the occupancy of buildings;

g. Maintenance Districts. Creation and implementation of landscape and lighting maintenance districts to perform maintenance and irrigation on all landscape within public rights-of-way appurtenant to new development, or as appropriate, appurtenant to existing buildings, including, but not limited to, landscape easements, landscape within the right of way, landscaped medians, common open space, non-regional project storm water detention basins, certain flood control facilities, street sweeping and all catch basins and all street light maintenance, repair and electrical charges pertaining to street lighting, except as such landscaping and lighting is otherwise owned, operated and maintained by the United States of America, or until such time as the territory, including such landscaping and lighting, is annexed to one of the municipal entities;

h. Right-of-way Acquisition. Acquisition of all necessary public rights-

of-way;

i. Street Maintenance. Except as otherwise specified in this Agreement, maintenance and operation of all public streets, and related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed-upon standards;

j. Maintenance and Operation of Access Road. Maintenance and operation of the permanent roadway which provides access to County's Ben Clark Training Center and the base reuse territory at such time as such road is permanently reconstructed and realigned;

k. Street Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the March JPA; and,

l. Annual Inspections. Annual building code, fire, and National Pollutant Discharge Elimination System (NPDES) inspections, and the March JPA will handle enforcement of all actions arising from building code and NPDES inspections.

2. Through June 30, 2025, the County shall continue to provide the following services within the March Territory:

a. Public Safety. Public safety services of the County Sheriff's Department, at the level specified in and pursuant to the terms of that certain existing agreement between the March JPA and the County Sheriff's Department, effective on July 1, 2022 which agreement expires June 30, 2027;

b. Emergency Fire and Fire Marshal. Emergency fire response services

and fire marshal services;

c. Emergency Response. Emergency medical response, technical rescue response and emergency hazardous materials response;

d. Plan Review. Fire sprinkler and water system and underground fire plan review for all buildings to be constructed or tenant improvements made to buildings within the March Territory including plan checks, fire occupancy inspections, OSHPD (hospitals and acute care facilities) plan checks, and fire marshal plan reviews, to the extent required by law;

e. Road Plan Review. Review and approval of construction plans, inspection, maintenance, and operation, with regard to Van Buren Boulevard, Barton Road, and Alessandro Boulevard within the County, including related public street improvements, including street, curb, gutter, sidewalk, traffic signals, street signage, and street striping, to agreed upon standards;

f. Annual Inspections. The County will handle the enforcement of all actions arising from the Annual Inspections referenced above in Section F.1.l. with the exception of those arising from building code or NPDES inspections;

g. Signs. Review of applications for new street signs and maintenance of all new street signs for all roadways to be constructed, operated, and maintained by the County;

h. Animal Control. The County will provide animal control services;

i. Code Enforcement. The County will provide code enforcement

services; and

j. Additional Services. The March JPA may request additional services, and the County may agree to provide additional services and be compensated for the additional services. A separate agreement shall be entered into for each occurrence.

G. Collectively, the terms of the Fourteenth Amendment to the Joint Powers Agreement, the Tax and Revenue Sharing Agreement of the Parties, and the Government Municipal Services Agreement of the Parties (collectively referred to as the "March JPA Consolidation Documents") describe the reduction in responsibilities of March JPA within the March JPA Territory beginning on July 1, 2025. As a result, beginning on July 1, 2025, the County agrees to assume responsibility for the March Territory, as follows:

1. The County's express powers for the March Territory shall include the following:

a. Recognizing previously approved land use entitlements and permits within the March Territory;

b. Planning and implementing the development of the March Territory, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law. This does not include planning and implementing the development of airport land owned by

the March Inland Port Airport Authority or located on March Inland Port Airport Property;

c. Providing all municipal services within the March Territory, as described in the Governmental Municipal Services Agreement;

d. Continuing to execute the agreed-upon tax and revenue sharing within the March Territory, as described in the Tax and Revenue Sharing Agreement; and,

e. Entering into new contracts, settlements, agreements, or development agreements post July 1, 2025 related to the March Territory.

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 named party or signatory.

b. March JPA Disposition and Development Agreements executed prior to July 1, 2025 in which the County was not a named party or signatory.

c. March JPA Development Agreements executed prior to July 1, 2025 in which the County was not a named 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.

3. Notwithstanding the above provisions of Section G.1. and G.2., the County will have the express powers to enter into new, existing, or revised contracts, settlements, agreements, disposition and development agreements, and development agreements, including the assignment and assumption of any applicable agreements, for the March Territory beginning July 1, 2025.

H. This Ordinance No. 997 ("March Ordinance") is being considered along with an amendment to the Comprehensive General Plan to establish the March Area Plan incorporating the March Territory identified in the Agreement in order for the County to assume land use jurisdiction and responsibility as identified in the operating documents and the Fourteenth Amendment.

I. This March Ordinance is also being considered along with Board of Supervisors Resolution No. 2025-XXX ("March Resolution"), which acknowledges the previously approved land use entitlements within the March Territory and some of the land use actions taken by March JPA and clarifies the County's interpretation of the prior actions and entitlements related to all future actions.

Section 2. PURPOSE. The purpose of the March Ordinance is to do all of the following to promote the public health, safety, and welfare of the residents of the County of Riverside, as follows:

A. Establish the regulations related to parcels within the March Area Plan;

B. Adopt the March Development Code (March JPA Ordinance Nos. 12-01, 12-04, 16-01, 16-03, 18-02, and 19-03) with amendments created by this ordinance in order to create land use standards for all the March Area Plan, which incorporates the March Territory, as designated by the Riverside County Comprehensive General Plan. More specifically, the adoption of the March Development Code, with amendments, shall include all the zoning and development standards with amendments related only to

the processing of all entitlements and permits;

C. Adopt the March Business Center Specific Plan, Specific Plan No. 01 (sometimes also referred to in the documents as "Specific Plan No. 02") (March JPA Ordinance Nos. 03-01, 05-08, 08-01, 13-04, 16-02, 17-03, 18-04, 21-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

D. Adopt the United States Veterans Educational & Training Center Specific Plan, Specific Plan No. 03 (March JPA Ordinance Nos. 03-05), and the Air Force Village West Specific Plan, Specific Plan No. 04 (March JPA Ordinance No. 04-03) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

E. Adopt the Meridian Specific Plan, Specific Plan No. 05 (March JPA Ordinance Nos. 10-02, 11-01, 14-02, 17-01, 18-03, and 19-04) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

F. Adopt the U.S. Vets Transitional Housing Program Specific Plan, Specific Plan No. 06 (March JPA Ordinance Nos. 11-05 and 24-01) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

G. Adopt the March Lifecare Campus Specific Plan, Specific Plan No. 07 (March JPA

Ordinance Nos. 09-03, 09-04, and 11-02) with amendments replacing the processing requirements in the specific plan with the processing requirements of the Processing Matrix (Attachment "B" of this ordinance), which reflects the standards of Riverside County Ordinance No. 348;

H. Adopt the March Truck Route Ordinance (March JPA Ordinance Nos. 09-01, 17-06, and 21-02), which is applicable to the entire March Territory; and,

I. Adopt all other Riverside County Board of Supervisors Policies and Ordinances, which are applicable to the entire March Area Plan, including, but not limited to the following:

1. Riverside County Ordinance No. 457, "Building Codes & Fees Ordinance";
2. Riverside County Ordinance No. 461, "Road Improvement Standards & Specifications";
3. Riverside County Ordinance No. 659, "Establishing a Development Impact Fee Program";
4. Riverside County Ordinance No. 671, "Establishing Consolidated Fees for Land Use and Related Functions";
5. Riverside County Ordinance No. 725, "Penalties for Violations of Riverside County Ordinances";
6. Riverside County Ordinance No. 810, "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee";
7. Riverside County Ordinance No. 824, "Western Riverside County Transportation Uniform Mitigation Fee Program"; and,
8. Riverside County Ordinance No. 915, "Regulating Outdoor Lighting".

Section 3. AUTHORITY.

A. March JPA Consolidation Documents, which the Parties agreed for the County to obtain land use jurisdiction over the March Territory beginning July 1, 2025.

B. California Government Code Section 6539.9.1, which acknowledges the return of land use authority to the County and outlines the transfer of jurisdiction over landscaping and lighting maintenance districts and community facilities districts from March JPA to the County.

C. Article XI, Section 7 of the California Constitution, which authorizes the County of Riverside to adopt ordinances and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws and declare certain conditions, like substandard buildings and portions thereof, a public nuisance.

D. California Planning and Zoning Law (Division 1 of Title 7 of the California Government Code), which provides for the regulation of the intensity of land use and the adoption of zoning and development standards.

E. California Subdivision Map Act (Division 2 of Title 7 of the California Government Code), which provides for the regulation of all land divisions.

F. California Government Code Section 25845, which permits a county to establish procedures for the abatement of a nuisance and related cost recovery.

Section 4. APPLICABILITY.

A. Territory. The provisions of this ordinance only apply to the March Territory as referenced in Attachment "A". The provisions of this ordinance do not apply to airport property owned by the March Inland Port Airport Authority as well as property within the Airport Master Plan for the Airport Authority.

B. Changes in State Law. Any provision of this ordinance referring to or citing a title, article, chapter, section, subsection, paragraph, subparagraph, sentence, clause, or

phrase of State law, which is later amended or superseded, shall be deemed amended to refer to the provision of State law that most nearly corresponds to the superseded or amended title, article, chapter, section, subsection, paragraph, subparagraph, sentence, or clause.

C. Jurisdiction. This ordinance shall be effective throughout the March Area Plan, as designated by the Comprehensive Riverside County General Plan.

D. Internal Inconsistencies. Where any conflict occurs within the provisions of this ordinance, the more restrictive provision shall apply. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

E. External Inconsistencies. All actions shall comply with federal, state, and local laws. Where any conflict occurs between the provisions of this ordinance and provisions of any other ordinance or regulations effective as to the March Area Plan (which includes all Riverside County Ordinances, policies, and regulations), the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Riverside County Planning Director.

F. Affect Upon Other County Ordinances and Regulations. This ordinance shall not be deemed to repeal or amend any other regulation of the County of Riverside requiring a permit or license, or both, nor shall anything in this ordinance be deemed to repeal or amend provisions of the Riverside County Ordinances.

G. Public Entity Properties. Per Ordinance No. 348, Section 18.2.a, incorporated herein by reference, federal, state, county, or city governmental projects are exempt from this ordinance. This exemption includes projects operated by any combination of these agencies or by private entities on their behalf, unless the governing agency

stipulates, through contract or other means, that the project must comply with some or all provisions of this ordinance.

H. Conflicting Land Use Permits. Following the effective date of this ordinance or any amendment hereto, any legislative action, discretionary permit or action, or ministerial permit or decision shall be issued only in full compliance with its provisions. Any approval issued after the effective date of this ordinance that is in conflict with its provisions, shall be deemed invalid.

I. Need to Obtain Other Required Permits. This ordinance shall not eliminate the need for obtaining any other permits required by the County, or any permit or approval required by provisions of the Riverside County Ordinances, or the regulations of any regional State or federal agency.

J. Public Nuisance. The provisions of this ordinance shall not authorize the continuation of any public nuisance.

K. Severability. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

Section 5. AMENDMENTS TO MARCH JPA ORDINANCE NOS. 9.01, 12-01, 12-04, 16-01, 16-03, 18-02, 19-03 ("MARCH DEVELOPMENT CODE"). The March Development Code is adopted in its entirety, except as to the following amendments:

A. **ADMINISTRATION.**

Chapter 9.01 of March Development Code is amended in its entirety and replaced with the following new sections incorporating the administrative and permit

processing requirements of Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.01.010 Interpretation" shall read as follows:

"This ordinance shall be known as the Riverside County March Ordinance and is based on the March Development Code, as amended through December 11, 2019, and amended requirements and procedures from Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460. Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.";

"9.01.020 Planning Agency" shall incorporate Article I, Section 1.2 of Ordinance No. 348;

"9.01.030 County Board of Supervisors" shall incorporate Article I,

Section 1.3 of Ordinance No. 348;

"9.01.040 County Planning Commission" shall incorporate Article I, Section 1.4 of Ordinance No. 348;

"9.01.050 Planning Department" shall incorporate Article I, Section 1.5 of Ordinance No. 348;

"9.01.060 Notice of Hearing by Publication" shall incorporate Article I, Section 1.6 of Ordinance No. 348;

"9.01.070 Notification Procedures" shall incorporate Article I, Section 1.7 of Ordinance No. 348;

"9.01.080 Request for Notification" shall incorporate Article I, Section 1.8 of Ordinance No. 348;

"9.01.090 Failure to Receive Mandatory Notice; Failure to Give or Receive Optional Additional Notice" shall incorporate Article I, Section 1.9 of Ordinance No. 348;

"9.01.100 Contents of Notice of Public Hearing" shall incorporate Article I, Section 1.10 of Ordinance No. 348;

"9.01.110 Hearing Continuances" shall incorporate Article I, Section 1.11 of Ordinance No. 348;

"9.01.120 Reasonable Accommodation" shall incorporate Article I, Section 1.12 of Ordinance No. 348;

"9.01.130 Tables" shall incorporate Article I, Section 1.13 of Ordinance No. 348;

"9.01.140 Adoption or Amendment of the General Plan" shall incorporate Article II, Section 2.1 of Ordinance No. 348;

"9.01.150 General Plan Consistency" shall incorporate Article II, Section 2.2 of Ordinance No. 348;

"9.01.160 Definitions for General Plan Amendment Procedures" shall incorporate Article II, Section 2.3 of Ordinance No. 348;

"9.01.170 General Plan Technical Amendments and Entitlement/Policy Amendments" shall incorporate Article II, Section 2.4 of Ordinance No. 348;

"9.01.180 General Plan Foundation Component Amendments - Regular" shall incorporate Article II, Section 2.5 of Ordinance No. 348;

"9.01.190 General Plan Foundation Component Amendments - Extraordinary" shall incorporate Article II, Section 2.6 of Ordinance No. 348;

"9.01.200 Agricultural Foundation Component General Plan Amendments" shall incorporate Article II, Section 2.7 of Ordinance No. 348;

"9.01.210 Specific Plans" shall incorporate Article II, Section 2.8 of Ordinance No. 348;

"9.01.220 Applications for Specific Plans" shall incorporate Article I, Section 2.9 of Ordinance No. 348;

"9.01.230 Hearings on Adoption or Amendment of the General Plan" shall incorporate Article II, Section 2.10 of Ordinance No. 348;

"9.01.240 Determination of Project Conformance with Adopted Specific Plan" shall incorporate Article II, Section 2.11 of Ordinance

No. 348;

"9.01.250 Reports on Conformity with General Plan" shall incorporate Article II, Section 2.12 of Ordinance No. 348;

"9.01.260 Zoning Districts" shall incorporate Section 9.01.090 of the March Development Code and the Zoning Map, which is attached hereto and incorporated herein by reference as Attachment "C".

"9.01.270 Amendments and Change of Zone - General" shall incorporate Article XX, Section 20.1 of Ordinance No. 348;

"9.01.280 Amendments and Change of Zone - Application" shall incorporate Article XX, Section 20.2 of Ordinance No. 348;

"9.01.290 Amendments and Change of Zone – Land Use Regulations" shall incorporate Article XX, Section 20.3 of Ordinance No. 348;

"9.01.300 Amendments and Change of Zone – Adoption Procedure" shall incorporate Article XX, Section 20.3a of Ordinance No. 348; and,

"9.01.310 Interim Zoning" shall incorporate Article XX, Section 20.4 of Ordinance No. 348.

B. <u>PERMITS AND APPROVALS.</u>

Chapter 9.02 of March Development Code is amended in its entirety and replaced with the following new sections incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.02.010 Conflicting Regulations" shall incorporate Article XVIII, Section 18.1 of Ordinance No. 348;

"9.02.020 Scope of Regulations" shall incorporate Article XVIII, Section 18.2.a. of Ordinance No. 348;

"9.02.030 Pre-Application Review" shall incorporate Article XVIII, Section 18.2.b. of Ordinance No. 348;

"9.02.040 County to be Held Harmless" shall incorporate Article XVIII, Section 18.3 of Ordinance No. 348;

"9.02.050 Special Studies Zones – Geologic Report Requirements" shall incorporate Article XVIII, Section 18.4 of Ordinance No. 348;

"9.02.060 Nonconforming Structures and Uses" shall incorporate Article XVIII, Section 18.8 of Ordinance No. 348;

"9.02.070 Division of Land" shall incorporate Article XVIII, Section 18.9 of Ordinance No. 348;

"9.02.080 Sale of a Portion of a Lot" shall incorporate Article XVIII, Section 18.14 of Ordinance No. 348;

"9.02.090 Location of Dwellings" shall incorporate Article XVIII, Section 18.10 of Ordinance No. 348

"9.02.100 Size of Dwellings" shall incorporate Article XVIII, Section 18.11 of Ordinance No. 348

"9.02.110 Yard Requirements" shall incorporate Article XVIII, Section 18.15 of Ordinance No. 348;

"9.02.120 Transfer of Residential Requirements" shall incorporate Article XVIII, Section 18.16 of Ordinance No. 348;

"9.02.130 Accessory Uses" shall incorporate Article XVIII, Section 18.17 of Ordinance No. 348;

"9.02.140 Detached Accessory Buildings and Structures" shall incorporate Article XVIII, Section 18.18 of Ordinance No. 348;

"9.02.150 Yard Encroachments" shall incorporate Article XVIII, Section 18.19 of Ordinance No. 348;

"9.02.160 Height Exceptions" shall incorporate Article XVIII, Section 18.20 of Ordinance No. 348;

"9.02.170 Through Lots, Regulations" shall incorporate Article XVIII, Section 18.21 of Ordinance No. 348;

"9.02.180 Lots Recorded" shall incorporate Article XVIII, Section 18.22 of Ordinance No. 348;

"9.02.190 Water Work Facilities" shall incorporate Article XVIII, Section 18.24 of Ordinance No. 348;

"9.02.200 Swimming Pools" shall incorporate Article XVIII, Section 18.25 of Ordinance No. 348;

"9.02.210 Permit Applications" shall incorporate Article XVIII, Section 18.26 of Ordinance No. 348;

"9.02.220 Public Use Permits" shall incorporate Article XVIII, Section 18.29 of Ordinance No. 348;

"9.02.230 Conditional Use Permits" shall incorporate Article XVIII, Section 18.28 of Ordinance No. 348;

"9.02.240 Plot Plans" shall incorporate Article XVIII, Section 18.30 of

Ordinance No. 348;

"9.02.250 Variances" shall incorporate Article XVIII, Section 18.27 of Ordinance No. 348;

"9.02.260 Applications for Modifications to Approved Permits" shall incorporate Article XVIII, Section 18.43 of Ordinance No. 348;

"9.02.270 Findings and Procedure for Revocation of Variances and Permits" shall incorporate Article XVIII, Section 18.31 of Ordinance No. 348;

"9.02.280 Development Agreement Procedures and Requirements" shall incorporate Article XVIII, Section 18.26b of Ordinance No. 348;

"9.02.290 Time Limit" shall incorporate Article XVIII, Section 18.32 of Ordinance No. 348;

"9.02.300 Setback Adjustment and Temporary Use of Land" shall incorporate Article XVIII, Section 18.33 of Ordinance No. 348;

"9.02.310 Structure Height" shall incorporate Article XVIII, Section 18.34 of Ordinance No. 348;

"9.02.320 Asterisk" shall incorporate Article XVIII, Section 18.35 of Ordinance No. 348;

"9.02.330 Commercial Wind Energy Conversion Systems Permits (Commercial WECS Permits)" shall incorporate Article XVIII, Section 18.41 of Ordinance No. 348;

"9.02.340 Accessory WECS Permits" shall incorporate Article XVIII, Section 18.42 of Ordinance No. 348;

"9.02.350 Applications for Modifications to Approved Commercial and Accessory WECS Permits" shall incorporate Article XVIII, Section 18.42a of Ordinance No. 348;

"9.02.360 Hazardous Waste Facility Siting Permit" shall incorporate Article XVIII, Section 18.44 of Ordinance No. 348;

"9.02.370 Solar Energy Systems" shall incorporate Article XVIII, Section 18.51 of Ordinance No. 348;

"9.02.380 Parolee-Probationer Homes" shall incorporate Article XVIII, Section 18.52 of Ordinance No. 348;

"9.02.390 Cottage Food Operations" shall incorporate Article XVIII, Section 18.53 of Ordinance No. 348;

"9.02.400 Density Bonus" shall incorporate Article XVIII, Section 18.54 of Ordinance No. 348;

"9.02.410 Supportive and Transitional Housing" shall incorporate Article XVIII, Section 18.55 of Ordinance No. 348;

"9.02.420 Family Day Care Homes" shall incorporate Article XVIII, Section 18.29a of Ordinance No. 348; and,

"9.02.430 Home Occupation" shall incorporate Article XXI, Section 21.36 of Ordinance No. 348.

C. **SPECIFIC USE DEVELOPMENT STANDARDS.**

Chapter 9.09 of March Development Code is amended to add the following new sections incorporating the administrative and permit processing requirements within

the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.09.220 Wireless Facilities – Purpose and Intent" shall incorporate Article XIXg, Section 19.400 of Ordinance No. 348;

"9.09.230 Wireless Facilities – Exclusions" shall incorporate Article XIXg, Section 19.401 of Ordinance No. 348;

"9.09.240 Wireless Facilities – Definitions" shall incorporate Article XIXg, Section 19.402 of Ordinance No. 348;

"9.09.250 Wireless Facilities – Administration" shall incorporate Article XIXg, Section 19.403 of Ordinance No. 348;

"9.09.260 Wireless Facilities – Processing Requirements" shall incorporate Article XIXg, Section 19.404 of Ordinance No. 348;

"9.09.270 Wireless Facilities – Location and Design Standards" shall incorporate Article XIXg, Section 19.405 of Ordinance No. 348;

"9.09.280 Wireless Facilities – Development Standards for all Wireless Facilities" shall incorporate Article XIXg, Section 19.406 of Ordinance No. 348;

"9.09.290 Wireless Facilities – Abandoned Sites" shall incorporate Article XIXg, Section 19.407 of Ordinance No. 348;

"9.09.300 Wireless Facilities – Exceptions to Requirements"

shall incorporate Article XIXg, Section 19.408 of Ordinance No. 348;

"9.09.310 Housing Alternatives – Purpose and Intent" shall incorporate Article XIXo, Section 19.1300 of Ordinance No. 348;

"9.09.320 Housing Alternatives – Definitions" shall incorporate Article XIXo, Section 19.1301 of Ordinance No. 348;

"9.09.330 Housing Alternatives – Location and Permit Processing" shall incorporate Article XIXo, Section 19.1302 of Ordinance No. 348;

"9.09.340 Housing Alternatives – Approval Requirements" shall incorporate Article XIXo, Section 19.1303 of Ordinance No. 348;

"9.09.350 Housing Alternatives – Foundations" shall incorporate Article XIXo, Section 19.1304 of Ordinance No. 348;

"9.09.360 Housing Alternatives – Clustering" shall incorporate Article XIXo, Section 19.1305 of Ordinance No. 348;

"9.09.370 Housing Alternatives – Development Standards" shall incorporate Article XIXo, Section 19.1306 of Ordinance No. 348;

D. <u>SPECIFIC PLANS.</u>

Chapter 9.13 of March Development Code is amended in its entirety and replaced with the following new sections incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be

amended from time to time, and existing March Development Code, as follows:

"9.13.010 SP Zone (Specific Plan) - Intent" shall incorporate Article XVIIa, Section 17.25 of Ordinance No. 348;

"9.13.020 SP Zone (Specific Plan) – Application of Zone" shall incorporate Article XVIIa, Section 17.26 of Ordinance No. 348;

"9.13.030 SP Zone (Specific Plan) – Uses Permitted" shall incorporate Article XVIIa, Section 17.27 of Ordinance No. 348;

"9.13.040 SP Zone (Specific Plan) – Development Standards" shall incorporate Article XVIIa, Section 17.28 of Ordinance No. 348;

"9.13.050 Specific Plan, Highway" shall incorporate Article VIII, Section 18.36 of Ordinance No. 348;

"9.13.060 General Plan Consistency" shall incorporate Section 9.13.090 of the existing March Development Code; and,

"9.13.070 Findings for Projects within an Approved Specific Plan" shall incorporate Section 9.13.100 of the existing March Development Code.

E. <u>LAND DIVISIONS.</u>

Chapter 9.14 of March Development Code is amended in its entirety and replaced with the entirety of Riverside County Ordinance No. 460, "Regulating the Division of Land of the County of Riverside," as may be amended from time to time.

F. <u>ENFORCEMENT, LEGAL PROCEDURE, AND PENALTIES.</u>

Chapter 9.16 of March Development Code is amended in its entirety and replaced

with a new Chapter heading entitled "Enforcement and Violations" and incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.16.010 Enforcement" shall incorporate Article XXII, Section 22.1 of Ordinance No. 348; and,

"9.16.011 Violations" shall incorporate Article XXII, Section 22.2 of Ordinance No. 348.

G. **LANDSCAPE REQUIREMENTS.**

Chapter 9.17 of March Development Code is amended to add the following new section incorporating the administrative and permit processing requirements within the Riverside County Ordinance No. 348, as may be amended from time to time, as follows:

"9.17.130 Riverside County Ordinance No. 859, "Establishing Water-Efficient Landscape Requirements,"" shall incorporate the entirety of Riverside County Ordinance No. 859, as may be amended from time to time.

Section 6. AMENDMENTS TO MARCH BUSINESS CENTER SPECIFIC PLAN, SPECIFIC PLAN NO. 01 (also referred to in the documents as Specific Plan NO. 02). March JPA Ordinance Nos. 03-01, 05-08, 08-01, 13-04, 16-02, 17-03, 18-04, 21-01 are adopted in their entirety, except as to the following amendments:

A. **PROCESSING MATRIX.**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of

the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

B. **INTERPRETATION AND REFERENCES.**

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 7. AMENDMENTS TO UNITED STATES VETERANS EDUCATIONAL & TRAINING CENTER SPECIFIC PLAN, SPECIFIC PLAN NO. 03 AND AIR FORCE VILLAGE WEST SPECIFIC PLAN, SPECIFIC PLAN NO. 04. March JPA Ordinance Nos. 03-05 and 04-03 are adopted in their entirety, except as to the following amendments:

A. **PROCESSING MATRIX.**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

B. INTERPRETATION AND REFERENCES.

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 8. AMENDMENTS TO MERIDIAN SPECIFIC PLAN, SPECIFIC PLAN NO. 05. March JPA Ordinance Nos. 10-02, 11-01, 14-02, 17-01, 18-03, and 19-04 are adopted in their entirety, except as to the following amendments:

A. PROCESSING MATRIX.

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

B. INTERPRETATION AND REFERENCES.

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted

as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 9. AMENDMENTS TO U.S. VETS TRANSITIONAL HOUSING PROGRAM, SPECIFIC PLAN NO. 06. March JPA Ordinance Nos. 11-05 and 24-01 is adopted in its entirety, except as to the following amendments:

A. PROCESSING MATRIX.

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

B. INTERPRETATION AND REFERENCES.

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted

through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 10. AMENDMENTS TO MARCH LIFECARE CAMPUS SPECIFIC PLAN, SPECIFIC PLAN NO. 07. March JPA Ordinance Nos. 09-03, 09-04, and 11-02 are adopted in their entirety, except as to the following amendments:

A. **PROCESSING MATRIX.**

All procedures and requirements for processing permits and entitlements within the referenced specific plan(s) shall be superseded and replaced with the provisions of the Processing Matrix (attached hereto and incorporated herein as Attachment "B" of this ordinance), which is in conformance with Riverside County Ordinance No. 348 and Riverside County Ordinance No. 460.

B. **INTERPRETATION AND REFERENCES.**

Any and all references within this ordinance that refer to the "March JPA Planning Director" shall be interpreted as meaning the "Riverside County Planning Director." Any and all references to the "March Joint Powers Commission" shall be interpreted as meaning either the "Riverside County Planning Commission" or "Riverside County Board of Supervisors," as appropriate, based on the requirements and procedures provided herein. Any amendments to this ordinance that include references to sections within Riverside County Ordinances shall be interpreted through those ordinances. The Riverside County Planning Director has the sole discretion to interpret and resolve conflicts of interpretation within this March Ordinance.

Section 11. ADOPTION OF MARCH TRUCK ROUTE ORDINANCE. March JPA Ordinance

Nos. 09-01, 17-06, and 21-02 are adopted in their entirety and applicable to the March Territory.

Section 12. APPLICABILITY OF RIVERSIDE COUNTY ORDINANCES, POLICIES AND REGULATIONS TO MARCH TERRITORY. Unless otherwise specified by this ordinance, all Riverside County Board of Supervisors Ordinance, Policies, and Regulations are adopted as to parcels located within the March Territory, which includes, but is not limited to the following:

A. Riverside County Ordinance No. 457, "Building Codes & Fees Ordinance";

B. Riverside County Ordinance No. 461, "Road Improvement Standards & Specifications";

C. Riverside County Ordinance No. 659, "Establishing a Development Impact Fee Program";

D. Riverside County Ordinance No. 671, "Establishing Consolidated Fees for Land Use and Related Functions";

E. Riverside County Ordinance No. 725, "Penalties for Violations of Riverside County Ordinances";

F. Riverside County Ordinance No. 810, "Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee";

G. Riverside County Ordinance No. 824, "Western Riverside County Transportation Uniform Mitigation Fee Program"; and,

H. Riverside County Ordinance No. 915, "Regulating Outdoor Lighting".

Section 13. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chair, Board of Supervisors

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

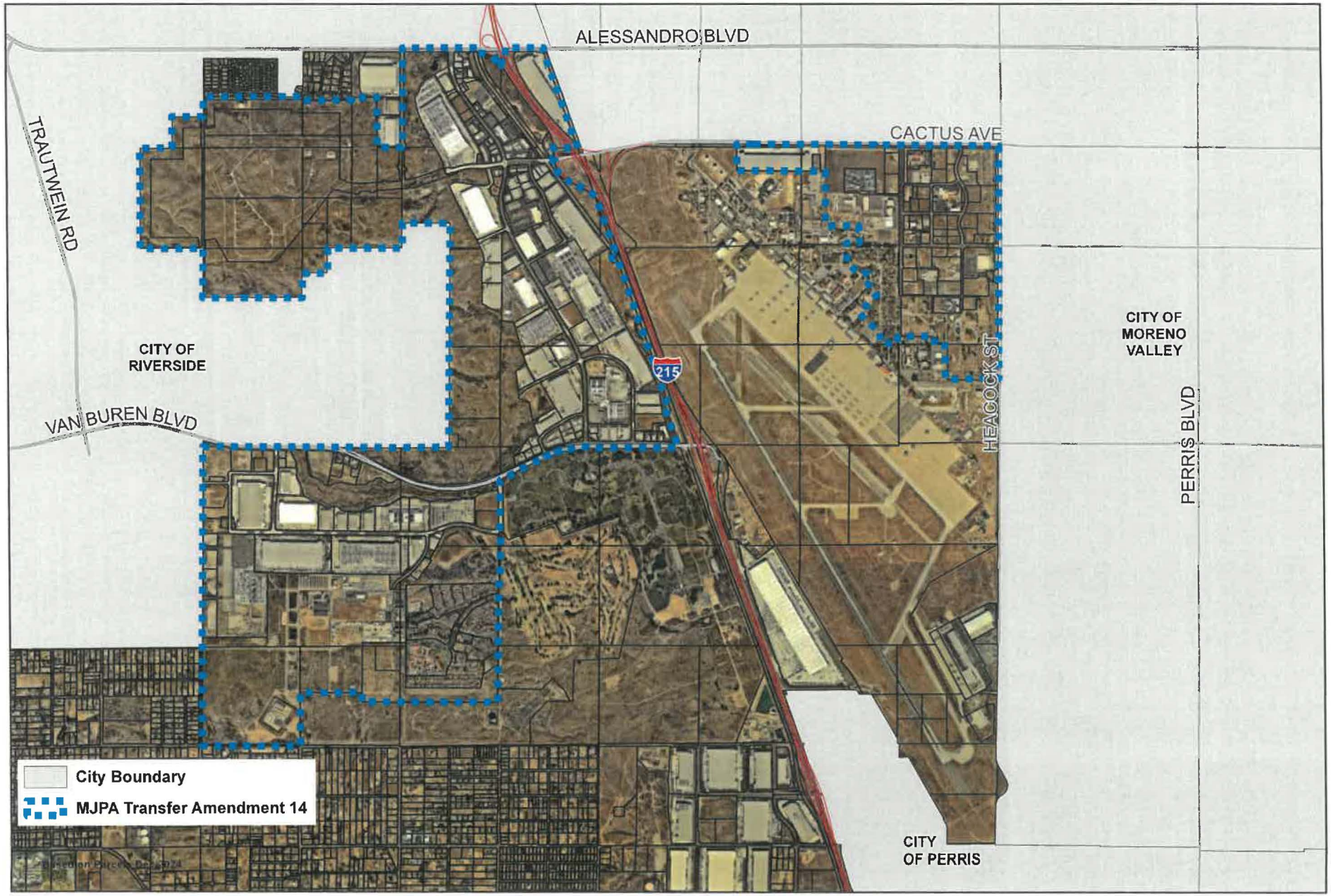
APPROVED AS TO FORM

June 18, 2025

By: _____
AARON C. GETTIS
Chief Deputy County Counsel

ATTACHMENT A

MARCH TERRITORY



Date Saved: 3/20/2025 3:07 PM

N

0 1,500 3,000 6,000

Feet

MARCH AREA PLAN TERRITORY

ATTACHMENT B

PROCESSING MATRIX

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

COUNTY ENTITLEMENT APPROVAL PROCESS

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Legislative Actions					
General Plan Amendment	X			Recommendation	X
Specific Plan	X			Recommendation	X
Specific Plan - Amendment	X			Recommendation	X
Specific Plan - Substantial Conformance	X			X	
Change of Zone - Map Amendment	X			Recommendation	X
Change of Zone - Text Amendment	X			Recommendation	X
Development Agreement	X			Recommendation	X
Agricultural Preserves and Land Conservation Contract	X				X (After recommendation by Advisory Committee)
Vested Rights Determination	X				X
Appeal	X			X (For Planning Director Hearing)	X (For PC Hearing)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Entitlements					
Conditional Use Permits	X			X (Projects with no legislative action)	X (Projects with a legislative action)
Public Use Permit	X			X (Projects with no legislative action)	X (Projects with a legislative action)
Plot Plan (CEQA)	X		X	X	
Plot Plan (Large Commercial Development – 30 acres or larger)	X			X	
Plot Plan (No CEQA – no project, nothing further is required, or exemption)	No	X			
Temporary Use Permit	Depends on the type of Plot Plan	X (Plot Plan-No CEQA)	X (Plot Plan – CEQA)		
Temporary Event Permit	No	X			
Surface Mining Permit (Ordinance No. 555)	X			X (Projects with no legislative action)	X (Projects with a legislative action)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Wind Energy Conversion System (WECS)	X			X	
Family Day Care Homes	No	X (For those which are a use by right)			
Home Occupation Permit	No	X			
Supportive and Transitional Housing	No	X			
Solar Energy Systems	No (Ministerial)	X			
Parolee-Probationer Homes	X			X (Follows CUP approvals)	
Cottage Food Operations	No (Accessory Use of dwelling unit)	X			
Hazardous Waste Siting Facility Permit	X			X	
Sign Permits	Depends on the type of Plot Plan	X (Plot Plan- No CEQA)	X (Plot Plan – CEQA)		

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Variance *Approval body depends on the variance requested.*	X		X	X	X
Revised Permit *Approval body is the same as the original approval.*	X		X	X	X
Substantial Conformance (Not Specific Plan)	No	X			
Maps					
Lot Line Adjustments	No	X (Planning Director & Survey)			
Parcel Mergers	No	X (Planning Director & Survey)			
Certificates of Compliance	No	X (Planning Director & Survey)			
Vesting Maps	X			X	

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Schedule A, B, C, D, E Maps • **Tract Maps – Schedules A, B, C, D** • **Tract or Parcel Map – Commercial or Industrial – Schedule E** **(Ordinance No. 460)**	X			X	
Schedule F, G, H, I, J Maps • **Parcel Maps – Schedules F, G, H** • **Large Maps 20 acres all parcels – Schedule I** • **Financing Map – Schedule J** **(Ordinance No. 460)**	X		X		
Final Maps	No (Board consent calendar only)				X
Reversion to Acreage	X			X (Advisory Agency depends on map schedule)	X (Advisory Agency depends on map schedule)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Type of Action	Public Hearing Required	Planning Director Approval	Planning Director Hearing	Planning Commission Meeting	Board of Supervisors Meeting
Time Extension (Tentative Tract Maps)	X		X (Advisory Agency depends on map schedule)	X (Advisory Agency depends on map schedule)	
Time Extension (Tentative Parcel Maps and Schedule J)	X		X		

Notes

*Projects with a legislative act will only receive a recommendation by Planning Commission for the entire project and require Board approval.

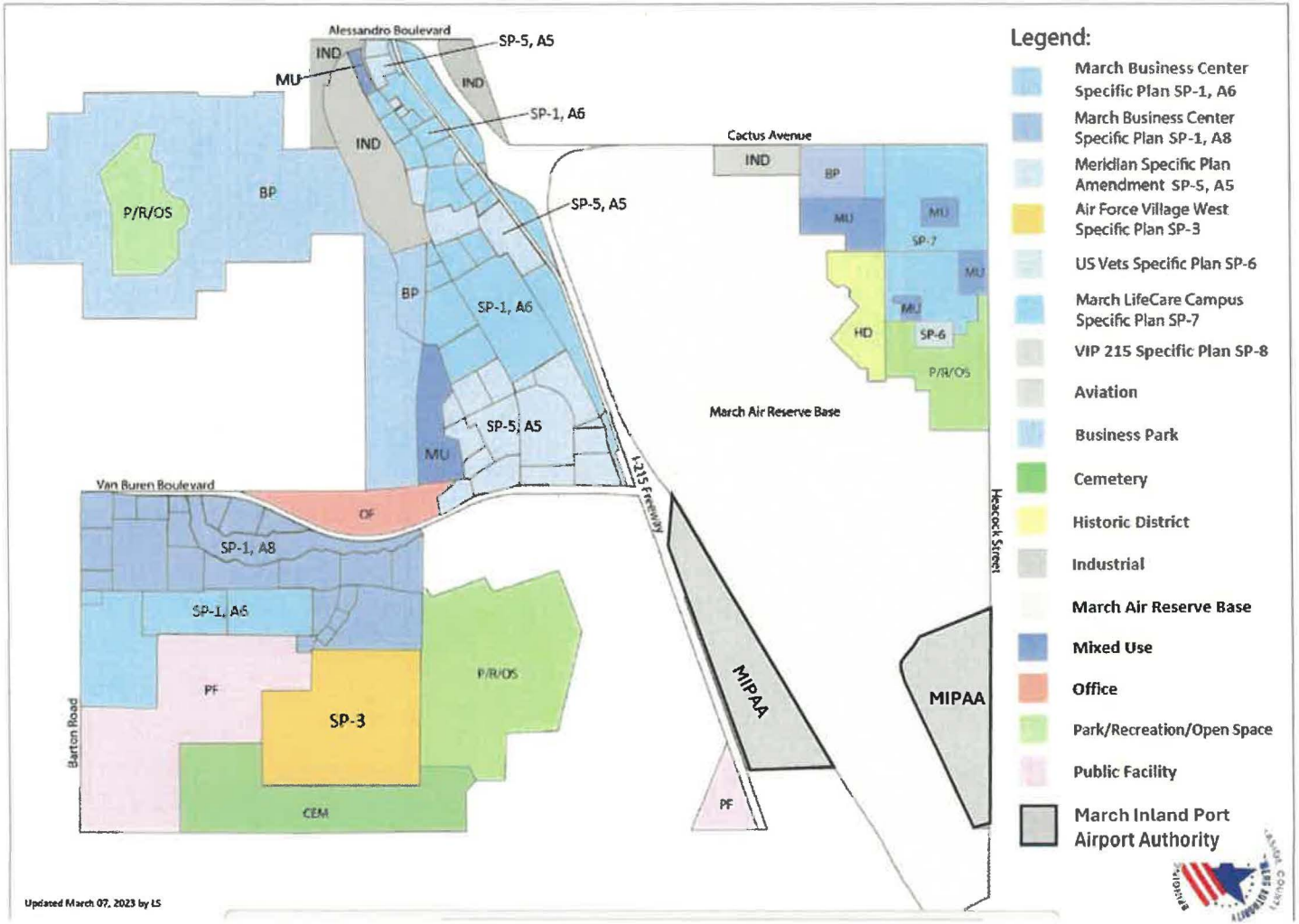
*Revised entitlements are processed in the same manner as an entitlement.

ATTACHMENT C

ZONING MAP

General Plan Land Use Map

March Joint Powers Authority



Planning Commission **County of Riverside**

RESOLUTION No. 2025-002

RECOMMENDING APPROVAL OF

PROJECT NO. CC013169, GENERAL PLAN AMENDMENT GPA NO. 240093 and CHANGE OF ZONE NO. 2400060

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on May 7, 2025 (Resolution 2025-002), to consider the above-captioned General Plan Amendment and Change of Zone 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, and revisions to associated Area Plans of the Riverside County General Plan; and,

WHEREAS, all provisions of the California Environmental Quality Act (CEQA) and the Riverside County CEQA implementing procedures have been satisfied; pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (a)(b)(c) (Change in Organization of Local Agencies). The activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

WHEREAS, the proposed General Plan Amendment and Change of Zone were discussed fully with testimony and documentation presented by the public and affected government agencies;

WHEREAS, on the May 7, 2025 comment letters were received from the public with concerns regarding the extent of the transfer of land use authority of the MJPA to the County of Riverside;

WHEREAS, based on a review of the letters it was determined the project as proposed addresses the general concerns identified within the comment letters; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on May 21, 2025, that it has reviewed and considered the staff report and Environmental Determination, staff's presentation and input from the public, and based on the findings and conclusions in the staff report, which are both incorporated herein by reference, recommends to the Board of Supervisors:

TENTATIVELY FIND the project is exempt from the California Environmental Quality Act for General Plan Amendment (GPA 240093) and Change of Zone (CZ 2400060); and,

TENTATIVELY APPROVE General Plan Amendment No.240093 and Change of Zone No. 2400060 and March Area Plan, subject to the adoption of a General Plan Amendment and Change of Zone resolution by the Board of Supervisors.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
2.1
(ID # 27918)
MEETING DATE:
Wednesday, May 21, 2025

SUBJECT: PROJECT NO. CC013169, GENERAL PLAN AMENDMENT (GPA) NO. 240093 (Entitlement/Policy Amendment), CHANGE OF ZONE (CZ) NO. 2400060 (CONTINUED FROM MAY 7, 2025) – CEQA Exempt 15061(b)(3) (Commonsense Exemption) and 15320 (Change in Organization Local Agencies) - Applicant – County of Riverside - First and Second Supervisorial Districts – March Zoning Area - 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). CC013169, GPA240093, and CZ2400060 propose to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA") to the County of Riverside by doing all of the following: (1) adopt 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. Project Planner: Planning@rivco.org or 951-955-3200

PROPOSED PROJECT	
Case Number(s):	CC013169; GPA240093; CZ2400060
Environmental Type:	Exemption
Area Plan No.	N/A
Zoning Area/District:	March Area
Supervisorial District:	First District
Project Planner:	Richard Marshalian
Project APN(s):	Various
Continued From:	5/7/2025

John Hildebrand, Planning Director 5/13/202

PROJECT DESCRIPTION AND LOCATION

This project proposes to transfer land use jurisdiction for the agreed-upon territory from March Joint Powers Authority ("March JPA") to the County of Riverside by doing all of the following: (1) adopting a March Area Plan (Attachment E) as part of the Riverside Comprehensive General Plan, which incorporates the approved March JPA General Plan, including 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, zoning map, truck route ordinance, and specific plans, including 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, including County amendments to incorporate the County's land use jurisdiction process (herein identified as the "project" or "Project").

The project site 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) (Attachment B)

This project does not include any revision to the County's general plan land use designations or zones as it relates to the project territory. This project does not include any entitlements, development, changes in allowed uses, or an intensification of any uses.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

ADOPT Planning Commission Resolution No. 2025-002, recommending approval of General Plan Amendment No. 240093 to the Board of Supervisors.

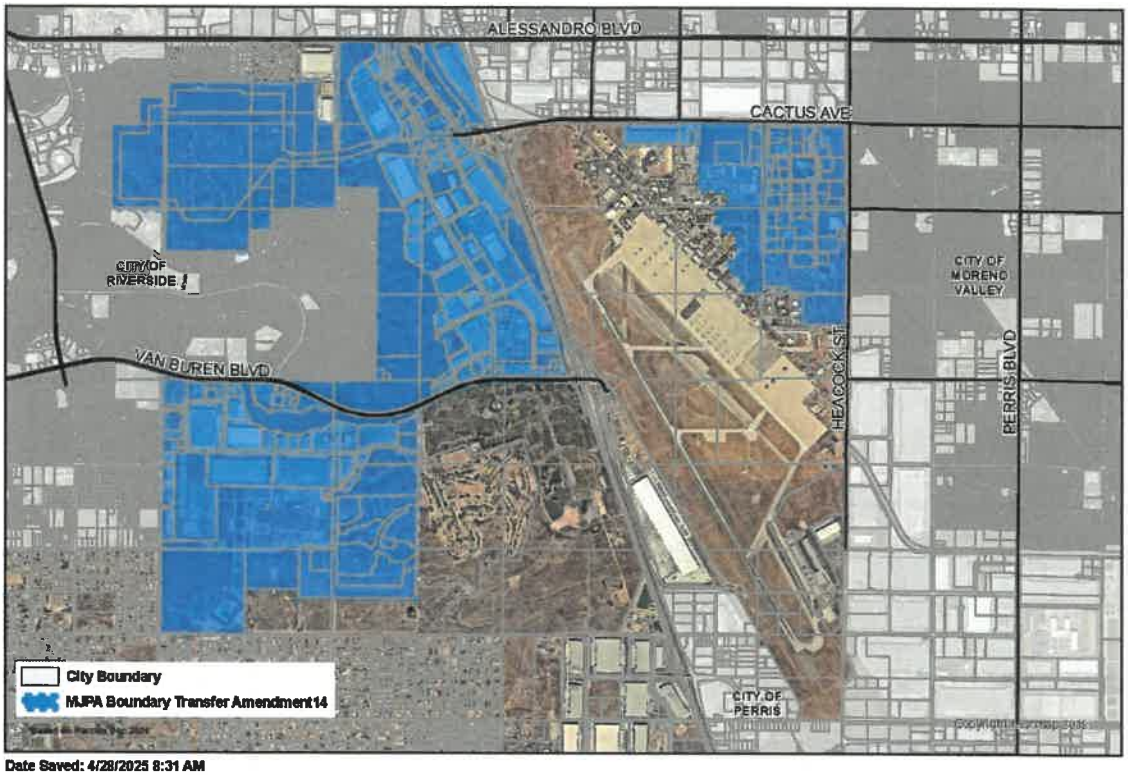
THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

1. **FIND** the project is **EXEMPT** from the California Environmental Quality Act, pursuant to the State Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (c) (Change in Organization of Local Agencies), based on the findings and conclusions incorporated herein by reference and the conclusion that the project could not have a significant effect on the environment;

2. **TENTATIVELY APPROVE General Plan Amendment No. 240093**, which creates the March Area Plan in order to incorporate the March Territory and March JPA General Plan with amendments reflecting the County's land use jurisdiction process, based on the findings and conclusions provided in this staff report and all exhibits, and subject to the adoption of a General Plan Amendment cycle resolution by the Board of Supervisors;

3. **TENTATIVELY APPROVE Change of Zone No. 2400060**, which is associated with Ordinance No. 997 ("March Ordinance"), in order to incorporate the approved March JPA development code, truck route ordinance, and specific plans and amendments to add the County's land use jurisdiction process as it relates to the March Territory and also amend and update the County's zoning and land use maps to identify the march area plan zoning map (Attachment C) and land use map (Attachment D), based upon the findings and conclusions incorporated herein, pending final adoption of the General Plan Amendment resolution ordinance for CZ2400060 by the Board of Supervisors; and,
4. **TENTATIVELY APPROVE Board of Supervisors Resolution No. 2025-114 ("March Resolution")**, which acknowledges the approved March JPA land use entitlements, conditions of approval, environmental documents, and other development documents and incorporates amendments to add the County's land use jurisdiction process.

PROJECT LOCATION MAP



MARCH AREA PLAN TERRITORY

PROJECT BACKGROUND AND ANALYSIS

Project Background

May 7, 2025 – Planning Commission Hearing

Staff presented the project to the planning commission at the May 7, and requested the project's continuance to the May 21, 2025 hearing date to review public comments received. At the meeting, the Commission heard public testimony from three speakers in opposition of the project. The comments general and included: general opposition to warehouse development, need for community outreach for the project, general project details-proposed exhibits/mapping included in the Commission staff report and opposition to the project's CEQA exemption. Additionally, a representative from the Soboba Tribe spoke and raised concerns with the SB 18 process.

Staff addressed these comments at the public meeting, clarifying this project is transferring land use authority and existing March General Plan and associated documents *only,* no changes are proposed to existing March JPA land use or zoning maps and no new development is included with this project.

SB 18: Staff transmitted the project to the Tribes in compliance with SB 18 requirements and received a request for consultation from the Pechanga and Soboba Tribes. During a consultation/meeting with Pechanga, the County clarified Pechanga would have the opportunity to review any new project subject to CEQA or General Plan Amendments and Pechanga indicated they were in support of the project. Staff has also continued consultation with the Soboba Tribe to explain the same opportunity to review any new project subject to CEQA or General Plan Amendments.

Historical Context - March Joint Air Reserve Base

The March Joint Powers Authority ("March JPA") territory, is inclusive of 6,500 acres of land and includes the March Air Reserve Base, located in the northwestern portion of the County (referred to as the "March JPA Area"). The former March Air Force Base was established in 1918 and was continually used as an active base until 1993. At that time, March AFB was selected to be realigned, and subsequently converted from an active-duty base to a Reserve Base, effective April 1, 1996. The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities being declared surplus and available for disposal actions, as well as creating joint use of the airfield for civilian purposes. March JPA was created for the purpose of addressing the use, reuse, and joint use of the realigned March Air Force Base (MARB) and governed by the provisions of the Joint Powers Agreement.

Land Use Authority to the March JPA

With the announcement of base realignment at MARB, in September 1993, the adjacent jurisdictions of the County of Riverside and the cities of Perris, Moreno Valley, and Riverside immediately formed a separate public entity through a joint powers authority, which is known as March JPA.

On March 11, 1997, land use authority was officially transferred to March JPA from the County of Riverside. The March JPA adopted development and building codes and standards. The March JPA General Plan was developed by the March JPA in accordance with state statutes, with an associated Master Environmental Impact Report. The March JPA General Plan was designed to implement the March Final Reuse Plan and related activities including, but not limited to, the following: planning and implementing new uses for vacant lands, reuse of existing facilities, and joint use of the airfield facilities for the development of an air cargo facility.

The MAP incorporates the County's vision for the MRAB to maintain its celebrated presence – a place that celebrates the heritage in this location of the County, accommodates a variety of businesses and possible residences in an attractive environment, and, overall, fosters a strong sense of individual identity within the larger community.

Land Use Authority to the County

Throughout the history of the March JPA, the members amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA (effective July 1, 2025) with respect to relinquishing land use jurisdiction over the March territory ("March Territory") but continuing operation and management of the successor agency of the former March Joint Powers Redevelopment Agency, March Inland Port Airport Authority, and March JPA owned properties.

Project

To formally reflect the land use transfer of the March Territory to the County, this project proposes to adopt the March Area Plan ("MAP" or "Plan"), March Ordinance (Ordinance No. 997), and March Resolution (Resolution No. 2025-114).

The March Area Plan formally reflects the transfer of land use authority over the March Territory (also referred to as "March Area Plan Territory" or "MAP Territory") from March JPA to the County of Riverside ("County"), which will also be effective on July 1, 2025.

The purpose of the March Area Plan proposes the transfer of land use authority from the March JPA to the County of Riverside over the March Air Base by adopting the *General Plan of the March Joint Powers Authority* along with the County of Riverside's land use policies and procedures that allow the County to continue providing guidance for future development and land use decisions for the March Air Base. The MAP is a policy document created to facilitate and guide future 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 territory.

Concurrent with the adoption of the March Area Plan is the March Ordinance (adopting the March JPA Development Code, Specific Plans, and Truck Routes) and March Resolutions (acknowledging the prior land use entitlements), which each include amendments to incorporate the County's land use permitting process and procedures. **It is crucial to note that existing March JPA General Plan land use designations, zoning, and development standards will remain in effect.**

Future Considerations for Development within the March Territory

Compliance with March Area Plan, March Resolution, and March Ordinance

After adoption of the March Area Plan by the County of Riverside, all public and private new development projects and improvements must be consistent with the adopted March Area Plan, March Ordinance, and March Resolution, and any subsequent amendments thereto. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance, all other Riverside County Board of Supervisors Policies, Ordinance, and regulations are applicable to the entire March Territory. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Area Plan, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

Environmental Justice and Warehouse Good Neighbor Guidelines

Any future new development project(s) shall be subject to County requirements and standards and compliance with the County's Environmental Justice Policies. The entire March Territory is located within a designated Environmental Justice Community. The County has adopted environmental justice polices that are included within the General Plan's Healthy Communities Element. The environmental justice policies are "sufficiently detailed and are appropriate for the Project area in compliance with Government Code Sections 65301(a) and 65302(h)."

Riverside County Good Neighbor Policy (AB 98)

Future new projects within the March Territory will need to comply with Assembly Bill 98 and the County's Good Neighbor Policy. The County's Good Neighbor Policy (Board of Supervisors Policy No. F-3) was first adopted on November 19, 2019, with a framework through which large-scale logistics and warehouse projects should be designed and operated in a way that lessened their impact on surrounding communities and the environment. It was intended to only apply as general guidance to warehouse/logistics projects larger than 250,000 square feet in size with more than 20 loading bays. As a result of the new State mandates under AB 98 and as a County response to ensure compliance with the Bill, the revised Board of Supervisors Policy No. F-3 (Good Neighbor) adopted by the Board on December 3, 2024 (Agenda Item 3.54) incorporates the new AB 98 regulations and making them immediately effective for all proposed warehouse/logistics projects both greater and less than 250,000 square feet. Although the original policy only included a framework for projects greater than 250,000 square feet, the incorporated provisions would comprehensively address all sizes of these logistics projects.

ENVIRONMENTAL REVIEW - ENVIRONMENTAL FINDINGS

The proposed amendment to the General Plan is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15320 (a)(b)(c) (Change in Organization of Local

Agencies). The activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

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 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.

As stated previously, 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.

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).

A Notice of Exemption will be filed with the County Clerk and the State Clearinghouse upon approval by the Board of Supervisors.

Senate Bill 18

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a general plan amendment and a CEQA project compliance document, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. SB 18 letters were sent to affected Tribes on January 6, 2025 (SB-18), respectively. AB 52 consultation was not required, since a Notice of Exemption (categorical Exemption) was prepared for the project. In response to the letters sent, two (2) Native

American Tribes requested consultations (Pechanga Band and Soboba Band). The Pechanga Tribe requested a consultation to discuss the project in more detail and the process moving forward, specifically tribal notification and opportunity to respond for future projects. The Soboba Tribe consultation included a discussion regarding the SB 18 general processes and requirements timelines etc. for a General Plan Amendment. Soboba stated the march air base had potential for cultural resources. The Pechanga Tribe recommended that they be provided with notice for future development projects, and future developments should be required to complete a cultural resources study/survey and any resources be avoided. The Pechanga and Soboba Tribe were informed that they would be provided with a notice consistent with State and CEQA requirements for future development projects within the March Territory. The San Manuel and Quechan Tribes provided via email that the project site was outside of their reservation boundaries and therefore no additional consultations would be required.

The County has followed SB 18 requirements, which include timely consultations with the Tribes that requested a consultation. At the time of preparing this report, the County is continuing to consult with the Soboba Tribe – providing reassurances that any future development project within the planning area would be subject to applicable SB 18 and AB 52 requirements.

FINDINGS AND CONCLUSIONS

General Plan Entitlement/Policy Amendment Finding

GPA No. 240093 is an Entitlement/Policy Amendment, which require specific findings for County approval and adoption. Below is a description of the applicable project component and findings. Accordingly, the findings supporting this type of General Plan Amendment, pursuant to Ordinance No. 348, Section 2.4.C.2. a., b., and f., are as follows:

a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision; any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

1. The Riverside County Vision:

a. GPA No. 249003 proposes the *"March Area Plan (MAP)"* that supports many of the fundamental values listed in the Riverside County Vision ("Vision") Chapter of the County's General Plan, including, but not limited to, the Community, Health, Inter-relatedness, Risks, Diversity, Equity, Valued Contributions, Varied Communities, Balance, Creativity and Innovation, Distinctiveness, Livable Centers, Housing, Natural Environment, Multi-Modal Transportation, Employment, Safety, Planning Integration, Sustainability, and Recreation.

The March Area Plan is a policy document incorporating March JPA's General Plan, Development Code, and associated documents and standards, 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.

One of the fundamental values of the Vision is *Varied Communities* (Vision Statement, p. V-5). GPA No. 240093 will contribute to the ongoing community-scale, community-specific planning effort that enhances General Plan Land Use and other policies within an existing march planning area that aims to provide direction for the orderly development, of residential, commercial and light industrial, specifically for one of the County's various unincorporated communities that will, *"..contribute to [the] overall quality of life"* for County residents.

One of the fundamental values of the Vision is *Governmental Cooperation* (Vision Statement, p. V-7). The decision to relinquish Land Use authority by the March JPA to the County of Riverside was taken to allow continuance of the uses and manage the agreements for the March JPA with the *"general community welfare and benefit in mind."* The continued development of the March Territory will continue to provide a community benefit with added infrastructure and job opportunities that are supported *"governmental cooperation"* of surrounding cities of Riverside, Moreno Valley, and Perris.

A fundamental value of the Vision is *Planning Integration* (Vision Statement, p. V-6 - 7). GPA No. 240093 supports the County's approach to planning on a community scale with simple and focused policies. GPA No. 240093 proposes the transfer of land use authority for the unincorporated areas identified within the March Reserve Air Base and the March Territory. The County's process and creation of an Area Plan retains existing March JPA General Plan polices and associated requirements and documents that, *"supports the multi-faceted approach taken by Riverside County to planning on countywide and community scales...."* Supporting the County's *"coherent and comprehensive implementation of this approach"* with implementation *"that simplifies*

and focuses on essentials, without being unnecessarily complex" for the transfer of land use authority from the Joint Powers Authority to the County of Riverside.

b. The *Jobs and the Economy* section of the Vision states, *"Emerging and expanding employment sectors, such as the hospitality industry and high-tech industries, are receiving renewed emphasis in job training and investment focus."* The March Area Plan supports and provides direction for the continued development of the area with the continued expansion of expanding employment generating sectors including but not limited to; warehouses distribution centers, corporate and general office parks, manufacturing/distribution.

2. General Plan Principles:

a. Transportation Principles III.A.1., *Optimize Existing Systems,* states, "*Existing circulation infrastructure should be optimized, while adding new sub-systems that interface naturally with the freeway system."* The proposed MAP supports the existing and future developments with new and/or the expansion of circulation infrastructure to include truck routes and other associated traffic methods to connect to the freeway system in the area.

b. Transportation Principal III.F.1., Air Transportation, states, "*Air transportation facilities, commercial, military and general aviation, need to be integrated into the County's overall transportation system."* The MAP is a policy document/plan that supports the continued uses of the March Reserve Air base. The multi-use base operates as a military reserve base and commercial use parcel transportation as part of the warehouse distributions center uses located within the Air Base boundary. The MAP includes polices to continue the shared use and continue to support its integration into the County's overall transportation system.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the proposed General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

3. Foundation Component:

The proposed General Plan Amendment is to adopt the MAP, which includes retention of the existing land uses identified within the General Plan for the March Joint Powers Authority, 1999,

The land use designations were found to be consistent with the County's Community Development Foundation component and therefore, consistent with the General Plan.

b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

State law requires internal consistency of the County's General Plan, including consistency of policy within an element and consistency of policy with other elements. GPA No. 240093 MAP includes adoption of the General Plan of the March Joint Powers Authority, 1999, policies. These policies were analyzed and are not inconsistent with the County's General Plan policies and do not create internal conflict with any elements within the General Plan.

f. An amendment is required to expand basic employment opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

General Plan Amendment No. 240093 will continue to facilitate the expansion of basic job opportunities that contribute directly to the County's economic base and improve the ratio of jobs-to-workers in the County. The amendment proposes to retain the land uses within the established March Air Reserve Base planning area. The MRAB area is an established and planned industrial – commercial areas providing a wide variety of employment opportunities for County residents, from entry level general labor and support positions through career management positions. The proposed amendment will continue to provide new industrial, manufacturing, commercial, and office uses that will result in continued job creation and general employment growth.

General Plan Technical Amendment Findings

GPA No. 240093 is also a General Plan Technical Amendment that revises minor text within the County's General Plan as they pertain to the transfer of the March JPA to the County of Riverside. Accordingly, the findings supporting this type of General Plan amendment, pursuant to Ordinance No. 348, Section 2.4.C.1. a. and e., are as follows:

a. The proposed amendment would not change any policy direction or intent of the General Plan.

GPA No. 240093 creates the *"March Area Plan"* that incorporates by text the existing policies within the *General Plan of the March Joint Powers Authority, 1999.* The policies

were reviewed and are found to be not inconsistent with the County's General Plan policies and will not change any policy direction or intent of the General Plan.

e. A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The March Area Plan territory encompasses 3,600 unincorporated acres within the existing March Reserve Air Base. The MAP includes new maps, that depict 3,600 acres jurisdictional boundaries that fall under the County's land use authority. The proposed MAP and new maps will eliminate potential confusion with regards to the to implementation of General Plan Polices.

Change of Zone

Change of Zone No. 2400060 is associated with Ordinance No. 997, which adopting the March JPA Development Code, Specific Plans, and Truck Routes includes amendments to incorporate the County's land use permitting process and procedures. The County's entitlement matrix is attached as Attachment G, for reference. Additionally, adoption of the March Development Code includes a zoning map to incorporate the existing land uses within the MAP. The identified zones were reviewed and found not to be inconsistent existing land use designations.

Airport Land Use Commission (ALUC)

The proposed project was submitted to the Riverside County Airport Land Use Commission (RCALUC), pursuant to Public Resource Code Section 21676, which requires a review of projects for consistency with the airport land use compatibility plans. The RCALUC determined the project proposal would not create an immediate impact on the safety of air navigation within airport influence areas. To provide for the orderly development of the March Air Reserve Base and surrounding areas, developments must be compliant with the ALUC March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the Air Force Air Instillation Compatible Use Zones study (AICUZ), and applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the County of Riverside's General Plan. New developments projects and use permits shall be reviewed by the ALUC.

Conclusions

Based on the above findings, the Project is in conformance with Ordinance No. 348, and with all elements and components of the Riverside County General Plan; protects the public's health, safety, and general welfare; and will not have a significant effect on the environment.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The Project was advertised in the Press Enterprise Newspaper on April 19, 2025, pursuant to Section 1.6, 1.7, and 1.8 of the Riverside County Ordinance No. 348 for the May 7, 2025 Planning Commission meeting. In addition to publishing a large public hearing notice (1/8th page) in the newspaper as required for the public hearing, at least 10 days prior to the hearing, a notice was mailed to business and property owners within a 1,000-foot radius of the project's boundary *(4500 mailers)*.

The project was continued by the Planning Commission to the May 21, 2025, date certain and therefore did not require additional public noticing. On May 8, the County's project specific webpage was updated with the May 21, 2025 hearing date.

All project documents are available on the Planning Department's public website https://planning.rctlma.org/march-area-plan and the planning department and availability was shared via social media and email. Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

Since the May 7, hearing, planning staff has received several comment/emails that include a comment on a March JPA project, two in opposition of the County's approach to the transfer, five with concerns regarding the County's processing approach for the project, with general inquiries regarding the entitlement process and extent of land use authority for exiting MJPA projects and associated and agreement documents. (Attachment P: Public Comments).

ATTACHMENTS

Attachment A: Planning Commission Resolution No. 2025-002
Attachment B: March Territory
Attachment C: Zoning Map
Attachment D: Land Use Map
Attachment E: Draft March Area Plan
Attachment F: Draft March Area Plan Exhibits
Attachment G: Draft Entitlement Matrix
Attachment H: Draft BOS Resolution No. 2025-114
Attachment I: Draft Ordinance No. 997
Attachment J: Referenced March JPA Documents
Attachment K: Draft Revised General Plan Introduction
Attachment L: Draft Revised General Plan Land Use Element
Attachment M: Draft Revised Administration Element
Attachment N: Draft Revised Reche Canyon/Badlands Area Plan

Attachment O: Draft Notice of Exemption
Attachment P: Public Comments



March Area Plan

June 2025

Introduction

Riverside County is California's fourth largest county by land area and encompasses the March Joint Powers Authority ("March JPA") territory, which is inclusive of 6,500 acres of land and the March Air Reserve Base, located in the northwestern portion of the County (referred to as the "March JPA Area"). In 1993, the March JPA was created to govern the March Territory by a four-party joint powers authority comprised of the County of Riverside and the cities of Moreno Valley, Perris and Riverside. In 2024, the JPA voted to relinquish their governance over a large portion of the March JPA Area returning land use authority of approximately 3,600-acres to the County of Riverside ("March Territory"), effective on July 1, 2025. This March Area Plan ("MAP") formally reflects the transfer of land use authority over the March Territory (also referred to as "March Area Plan Territory" or "MAP Territory") from March JPA to the County of Riverside ("County"), which will also be effective on July 1, 2025.

The Comprehensive Riverside County General Plan and Area Plans have been shaped by the Riverside County Integrated Plan's ("RCIP") Vision. The County's vision for the March Area Plan is to maintain its celebrated presence – a place that celebrates the heritage in this location of the County, accommodates a variety of businesses and possible residences in an attractive environment, and, overall, fosters a strong sense of individual identity within the larger community.



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.

Location and Area

The March Area Plan area is located within the western area of Riverside County more specifically, 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 County areas of Mead Valley and Woodcrest, as shown in Figure 1. The area covers approximately 3,600 acres.

Historical Context - March Air Reserve Base



Located within the western Riverside County region of Southern California, March Air Force Base (AFB) encompassed approximately 6,500 acres straddling Interstate 215 (Highway 395) just south of Highway 60. March AFB was first established as a military installation in 1918 and has operated almost continually since that time. In July, 1993, March AFB was selected to be realigned, and subsequently converted from an active-duty base to a Reserve Base, effective April 1, 1996. The decision to realign March AFB resulted in approximately 4,400 acres of property and facilities being declared surplus and available for disposal actions, as well as creating joint use of the airfield for civilian purposes.

Prior to base realignment in 1993, the base employed over 10,000 military personnel and civilian employees. The existence of the base in its pre-realignment condition contributed an estimated $500 million annually to the regional economy. With the announcement of realignment, the regional economic loss with the change in military mission at the base was immediately recognized. While base realignment and the associated loss to the region came at an inopportune time, new opportunities arose relative to the planning and implementation of new uses and providing for unmet needs of the region.

Historical Context - March Joint Powers Authority (JPA)

With the announcement of base realignment at MARB, in September 1993, the adjacent jurisdictions of the County of Riverside and the cities of Perris, Moreno Valley, and Riverside immediately formed a separate public entity through a joint powers authority, which known as March JPA. March JPA was created for the purpose of addressing the use, reuse, and joint use of the realigned March Air Force Base (MARB) and governed by the provisions of the Joint Powers Agreement. The JPA Agreement created the March Joint Powers Commission (JPC) as the decision-

and policy-making body for the March JPA Area. The March JPC consisted of eight elected officials (two from each of the four jurisdictions). In addition to completing the organizational requirements of initiating a new governmental jurisdiction, March JPA was designated by the federal government as the Local Redevelopment Agency (LRA) for the March JPA Area.

The March Joint Powers Authority (JPA) was formed and designated as the federally recognized reuse authority for the former active-duty base, included other responsibilities and authority:

California Redevelopment Agency - The March Joint Powers Redevelopment Agency was established with the formation of the March AFB Redevelopment Project Area, which included the entire 6,500-acre former active-duty base area, and approximately 450 acres adjacent to the base in the industrial area of the City of Moreno Valley.

Airport Authority - March Inland Port Airport Authority (MIPAA), is a governing body under the governance umbrella of the March JPA. MIPAA is responsible for the development and operation of the March Inland Port (MIP), a joint-use aviation facility targeted for air cargo operations.

Land Use Authority - On March 11, 1997, land use authority was officially transferred to March JPA from the County of Riverside. The March JPA adopted development and building codes and standards. The March JPA General Plan was developed by the March JPA in accordance with state statutes, with an associated Master Environmental Impact Report. The March JPA General Plan was designed to implement the March Final Reuse Plan and related activities including but not limited to; planning and implementing new uses for vacant lands, reuse of existing facilities, and joint use of the airfield facilities for the development of an air cargo facility. In short, long-term economic gains in the form of developing a civilian air cargo center, and the growth and development of an employment center.



Transfer of Land Use Jurisdiction from March JPA to the County of Riverside

Throughout the history of the March JPA, the members amended the Agreement thirteen times with the most recent amendment (referred to as the "Fourteenth Amendment") signed on April 18, 2023. The Fourteenth Amendment reflects the refinement and reduction of duties of the March JPA, anticipated future completion of the land use redevelopment phase of the original purpose of the Agreement, and the transition into a new phase of

inter-governmental cooperation in the operation and management of the civilian airport through the March Inland Port Airport Authority, as follows:

1. Through June 30, 2025, the express powers of March JPA are as follows:

    a. Developing and formulating and implementing plans for the organization, development and establishment of program goals, objectives and priorities for the use and reuse of the former March Air Force Base;

    b. Obtaining of funding and other resources, as is more specifically set forth in Section 6 of the Joint Powers Agreement;

    c. Creating a Redevelopment Agency having all of the rights, powers, and duties related thereto and carrying out the necessary actions to form and implement a redevelopment project area;

    d. Creating an "Airport Authority" having all the rights, powers, and duties related thereto;

    e. Functioning as the single, local, representative of the region and the most affected communities in respect to formulating and implementing plans for the use and reuse of the former March Air Force Base; and,

    f. Planning and implementing the development of land in the area covered by the March "Master Reuse Plan", Air Force Village West in its entirety, and additional territory, which is all collectively identified in Exhibit A of Amendment 14 (Authority Land Use Territory) of the Joint Powers Agreement, including the preparation and adoption of a General Plan and/or a Specific Plan, the preparation and adoption of zoning and other land development standards, the preparation and adoption of health and safety codes related to development activities, and the implementation of these functions through the creation of appropriate Boards and Commissions pursuant to California law.

2. Beginning July 1, 2025, the express powers of March JPA are as follows:

    a. The operation of the Successor Agency of the Former March Joint Powers Redevelopment Agency, having all of the rights, powers, and duties related thereto and carrying out the necessary actions associated with a successor agency under state law;

    b. The operation and management of the March Inland Port Airport Authority and its civilian airport, covering the territory identified in the Exhibit B of Amendment 14 map of the Joint Powers Agreement, and having all the rights, powers, and duties related thereto including authority for airport master planning and authority to collect and retain, for airport purposes, any and all lease revenues from airport properties;

    c. The non-exclusive representation of the Parties and the wider region in state and federal matters affecting the March Air Reserve Base; and,

    d. The continued operation and management of March JPA property or property districts outside the Airport Authority territory, including the collection of rents, fees, assessments or other revenues and expenditure of funds associated therewith (notwithstanding March JPA's ability to continue to operate such districts, should March JPA pursue the transfer of control of any such

district to a Party, March JPA shall bear the costs of such transfer including the cost of any ballot measure, if necessary).

Applicable to development within this March Area Plan is the March Resolution and March Ordinance. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance all other Riverside County Board of Supervisors Policies, Ordinances, and Regulations are applicable to the entire March Territory.

Legal Authority

The primary effect of an area plan is the establishment of a clear and detailed plan for a specific area. Concurrent with the adoption of the March Area Plan is the March Ordinance (adopting the March JPA Development Code, Specific Plans, and Truck Routes) and March Resolutions (acknowledging the prior land use entitlements), which each include amendments to incorporate the County's land use permitting process and procedures. Existing March JPA General Plan land use designations, zoning, and development standards will remain in effect.

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. Unless otherwise specified by the March Area Plan, March Resolution, and March Ordinance, all other Riverside County Board of Supervisors Policies, Ordinance, and regulations are applicable to the entire March Territory. Where any conflict occurs between the provisions of this resolution and provisions of any other ordinance, resolution, or regulations effective as to the March Area Plan, the more restrictive provisions shall apply. Any conflicts or inconsistencies shall be resolved under the authority of the Planning Director.

State Law requires that an area plan be in conformance with a county's general plan. This area plan has been prepared in conformance with the Riverside County Comprehensive General Plan for the enhancement and future development of March Air Reserve Base, as described in the following section.

This Plan is established through the authority granted to the County by California Government Code, Sections 65450 through 65458, as a means of systematically implementing the General Plan. An area plan, through text and diagram(s), must identify the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

2. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

3. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to support the implementation of the Area Plan.

General Plan Guidance

The focus of the County's General Plan is not on the continuation of disaggregate land uses, but on creating and connecting whole communities. This vision for Riverside County and this March Area Plan is desired to be achieved through the following basic tenants:

- Allow for a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space.

- 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.

The following goals and policies of the Riverside County General Plan Land Use Element are incorporated by this March Area Plan and applicable to land use and development within the March Territory.

LU 1.5 – Administration:

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, Native American nations, and surrounding jurisdictions. (AI 4, County GP Land Use)

LU 2.1 Efficient Use of Land:

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. (County GP Land Use)

Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use and the March Area Plan Land Use Map, in accordance with the following: (County - AI 1, 3, 5, 41, 91)

a. Create a consistent land use development in compliance with the Riverside County Comprehensive General Plan, this Area Plan, March Ordinance, and March Resolutions adopted by the County, which each include amendments related to make it consistent with the County's permitting process and procedures. (New)

b. 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.

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

d. 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.

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

f. 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.

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

h. Prevent inappropriate development areas that are environmentally sensitive or subject to severe natural hazards. (County General Plan)

NOTE: County of Riverside LU 2.1: identifies which element contains the policy in this case the Land Use Element and sequential number. AI 1: Reference to the relevant Action item contained in the Implementation program found in Appendix K.

March Area Plan – Guiding Principles

In order to achieve the desired County vision for area, the following Guiding Principles provide the overarching direction for the Area Plan, its implementation, and future development within the MAP.

Proactive Economic Development

Development within the MAP will be encouraged and supported by the County through proactive economic and policy programs. Incentives within the MAP will support the timely implementation of development projects that create a unique destination in the Inland Empire for industrial, commercial retail, restaurants, offices and mixed-use development and historic preservation.

Sustainable Development and Open Space Preservation

Development within the MAP will include green building practices, such as the use of solar on new construction, drought tolerant landscaping and best practices for storm water management. New development projects design will be reviewed and will be required to limit impacts to sensitive habitats and open spaces areas within the project area.

Mobility Choices

MAP will have a transportation network that provides multiple choices for employees, residents within the vicinity, to safely get around. "Complete streets" and designated "Truck routes," and the existing metro-link station will create a balanced network of opportunities for walking, biking, and motor-vehicle use.

OUTLINE OF THE MARCH AREA PLAN

Through this March Area Plan, the County adopts and incorporates the March JPA General Plan, which includes the traditionally required General Plan elements: land use, transportation, noise/air quality, housing, resource management, and safety/risk. Any amendments made to these elements are clearly marked and for the purpose of incorporating the land uses processes and procedures of the County into the continued land use governance of the March Territory. The remainder of the Riverside County Comprehensive General Plan will still apply to the MAP.

LAND USE PLAN

The Land Use Plan describes the location and extent of future development in the Planning Area and identifies standards for development. The geographic location of land uses is presented on the Land Use Plan Map which is a part of this Element. The Land Use Plan of the March Area Plan, Figure 2 and Zoning Map, Figure 3 identify areas for development and types of land uses, that are desired in the March Planning Territory, as well as the density and intensity of development for those land uses. The plan calls for the development of land uses which will support future growth and development in the area.

Land use designations are necessary to identify and μindicate the type, and nature of development that is permissible within a given location. While terms like "commercial," "industrial", and "residential" are generally understood, State general plan law requires a clear and concise description of the land use categories depicted on the land use map. Development within the March Air Reserve Base Planning Area must comply with all laws relating to development, including but not limited to the goals, policies and objectives of this element and other elements of the March and County's General Plan. Requirements for development are within the purview of the County of Riverside.

Area Plan Land Use Designations

Land use designations are established to fulfill the goals, policies and objectives of the Land Use Element and various other elements of the General Plan. The designations identify the land use, describe the type of development expected, and identify the allowable development intensity. In accordance with State general plan law, the maximum intensity permitted within a given Land Use designation is identified in this element and shown on the land use plan map. Table 1: Land Use Designations Summary lists each of the land use designations of the MAP and provides its corresponding measure of maximum and average intensity. The intensity listed represents the maximum allowable level of development on an individual parcel of land. Furthermore, the table denotes the anticipated average development levels within each land use category for the MAP.

Table 1: Land Use Designations Summary

Area Plan Land Use Designation	Building Intensity Range - FAR [1]	Notes
Aviation (A)	0.40 FAR.	• Through joint use of the aviation field, the unique opportunity to develop civilian aviation is presented. • Land Uses include: flightline (parking), hangers, aviation support services; fuel systems and dispensing, air cargo storage, passenger and air cargo terminals, fixed base operations, aircraft maintenance and aviation operation services. Maximum FAR is 0.40:1, with an average intensity of 0.15.1 acre.
Business Park (BP)	0.75 FAR	• Land Uses include: administrative offices, financial, commercial services, governmental and community support services; research and development centers; light manufacturing, vocational education and training facilities, business and trade schools, and emergency services. Development in this category, except for warehousing, is generally within a campus-like setting or cluster development pattern.

Area Plan Land Use Designation	Building Intensity Range - FAR [1]	Notes
		Business Park areas are generally served by arterial roadways, providing for motor vehicle and public/mass transit access. Maximum FAR is 0.75:1, with average development intensity of 0.20:1 acre.
Commercial (C)	0.60 FAR	• Land Uses include: Retail and service orientated business uses, Shopping centers, administrative, financial service and government offices. Development usually occurs at key intersections of major arterial roads or at major off-ramps from Interstate 215. In addition to being accessible to vehicles and pedestrians, commercial developments will be served by public transportation. Maximum FAR is 0.60.1 with average intensity of 0.25:1 acre.
Cemetery (Expansion)	0.10 FAR	• Designation specific to the expansion of the Riverside National Cemetery, which is a veteran's cemetery within the Planning Area. This designation is limited to the expansion of the cemetery, and its related uses including maintenance, facilities and mausoleums. Maximum FAR is 0.10:1, with average of 0.005:1 acre.
Industrial (I)	0.60 FAR	• Industrial uses support a wide range of manufacturing and non-manufacturing uses ranging from warehouse and distribution facilities to industrial activities. Uses supported include warehousing/distribution and assemblage of non-hazardous products and materials or retailing related to manufacturing activity. Uses include but should not be limited to; open storage, fuel storage, office/industrial parks; light industry, manufacturing, research and development centers/facilities, maintenance shops, emergency services center, solid/liquid waste facilities, vocational education and training facilities, and business and trade schools. Maximum FAR is 0.60:1 with average intensity of 0.15:1 acre.
Mixed Use (MU)	0.60 FAR	• Land Uses include a variety of complementary land uses, including but not limited to; commercial, business park, office, medical, educational and vocational, research and development and general related services. Industrial and major warehousing uses are excluded. Maximum FAR is 0.60:1 – with average intensity 0.25:1 acre.
Office (O)	0.75 FAR	• Office uses include business activities associated with professional or administrative services. Activities can consist of corporate offices, cultural and community facilities, financial institutions, legal and medical services, and other similar uses which together represent major concentrations of community and employment activities. Other uses may include office parks, office buildings and educational and training facilities. Some limited retail and commercial uses are permitted. Development in this category is generally in a campus-like setting. Office development is typically located on arterial roadways for convenient vehicle access and public/mass transit service. Maximum FAR is 0.75:1 with an average development intensity of 0.30:1.
Public Facility (PF)	0.50 FAR	• This designation includes a wide range of public, quasi-public, and private uses such as schools, public cultural and historical facilities, government administrative offices and facilities, public utilities, and major transportation corridors. However, land uses determined to be sensitive to, or incompatible with aviation operations shall be excluded. These land uses are distributed throughout *the* Planning *Area:* The maximum FAR for land use in this category is 0.50:1, with an average development intensity of 0.10:1.
Par/Recreation/Open Space (P/R/OS)	0.25 FAR	• Parks/Recreation/Open Space land use designation applies to all passive and active park or recreation areas whether private or public in the March Area Plan Planning Area. Active recreation·: activities include recreation facilities, equestrian centers, golf courses/driving ranges, indoor/outdoor athletic facilities, and public parklands. Passive activities include natural preserves, along with designated and natural open space. The maximum FAR for land use in this category is .25: I, with an average development intensity of .025: I.
Historic District (HD)	2 du/ac	• The historic district of Green Acres which was constructed as base housing holds a designation of Historic· District. Uses within this designation are restricted to the continued use of the units as, residences or allowance of limited service/retail uses that maintain the historic, integrity of the district and meets the requirements of the Historic District use and design restrictions. The current density is 2 dwelling units per acre (2 du/ac). No additional development is permissible.

Area Plan Land Use Designation	Building Intensity Range - FAR [1]	Notes
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 Multi 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.

NOTE: 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.

Table 2: Summary of the March Air Base

LAND USE	NO SPECIFIC PLAN	SPECIFIC PLANS ACREAGE					TOTAL
	ACREAGE	SP-1, A6	SP-1, A8	SP-3	SP-5, A5	SP 7	
LAND USE DESIGNATIONS							
Business Park	778	214	86		31		1109
Commercial		3	23		19		45
Cemetery							
Industrial	224	272	120		184		800
Mixed Use	141	16	29		48	9	243
Office	81		5				86
Public Facility	360		1		3		364
Historic District	61						61
Industrial Residential				241		7	248
Medical Campus						218	218
PARKS/RECREATION/OPEN SPACE							
Parks / Recreation / Open Space	253	69	154		12		488
NON-COUNTY JURISDICTION LAND USES							
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION							
Aviation	150						150
TOTAL FOR ALL LANDS:	**2,048**	**574**	**418**	**241**	**297**	**234**	**3,812**

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 are not addressed by conventional zoning.



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

Specific Plans are identified in this section because detailed development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The six specific plans located in the March Area Plan's planning area are listed in Table 3, Adopted Specific Plans in the March Area Plan, and shown in Figure 4, MJPA – Specific Plans.

Table 3: Adopted Specific Plans in the March Area Plan

Specific Plan	Specific Plan #
March Business Center	SP-1, A6
March Business Center	SP-1, A8
Meridian Specific Plan	SP-5, A5
Air Force Village West	SP-3
US Vets	SP-6
March Lifecare Campus	SP-7

Source: County of Riverside Planning Department.

Goals and Policies

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.

The following goals and policies are derived from the Guiding Principles. Goals and Policies identify more tangible actions to achieve the overarching vision of the Area Plan. "Goals" help work towards the vision by pointing us in the right direction. Goals are broad statements that are action oriented. "Policies" are specific actions that direct the County on how to reach its goals.

The next section of the Area Plan will describe in detail the Goals and the Policies related to that Goal. As an overview, below is comprehensive list of the Goals for the March Area Plan:

MAP Goal 1 **Integrated and Comprehensive Development.** Develop a land use plan that provides for a balanced mix of land uses that contribute to the regional setting, and capitalize on the assets of the March Territory, while insuring compatibility throughout the March Territory and with regional plans. (Revised General Plan of JPA Land Use Element 1999, Goal 1)

MAP Goal 2 **Land Use Compatibility.** 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 March Territory and subregion. (Revised General Plan of JPA Land Use Element 1999, Goal 2)

MAP Goal 3 **Growth Management.** Manage growth and development to avoid adverse environmental and fiscal effects. (General Plan of JPA Land Use Element 1999, Goal 3)

MAP Goal 4 **Fostering Identity.** Develop an identity and foster quality-development within the March Territory . (Revised General Plan of JPA Land Use Element 1999, Goal 4)

MAP Goal 5 **Workforce and Economic Development.** Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities. (General Plan of JPA Land Use Element 1999, Goal 5)

MAP Goal 6 **Airfield Preservation.** Support the continued Military Mission of March Air Reserve Base, and preservation of the airfield from incompatible land use encroachment. (General Plan of JPA Land Use Element 1999, Goal 6)

MAP Goal 7 **Intermodal Transportation.** Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight related air services. (General Plan of JPA Land Use Element 1999, Goal 7)

MAP Goal 8 **Natural Resources.** Preserve the natural beauty, minimize degradation of the March Territory, and provide enhancement of environmental resources, and scenic vistas. (Revised General Plan of JPA Land Use Element 1999, Goal 8)

MAP Goal 9 **Historic and Cultural Resources.** Preserve the integrity of the historic and cultural resources of the March Territory and provide for their enhancement. (Revised General Plan of JPA Land Use Element 1999, Goal 9)

MAP Goal 10 **Infrastructure Development.** Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of the March Territory . (Revised General Plan of JPA Land Use Element 1999, Goal 10)

MAP Goal 11 **Public Services.** Plan for the location of convenient and adequate public services to serve. the existing and future development of March Territory. (Revised General Plan of JPA Land Use Element 1999, Goal 11)

MAP Goal 12 **Infrastructure.** Ensure, plan, and provide adequate infrastructure for a new development including but not limited to, integrated infrastructure planning, financing and implementation. (Revised General Plan of JPA Land Use Element 1999, Goal 12)

MAP Goal 13 **Water Service.** Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses. (General Plan of JPA Land Use Element 1999, Goal 13)

MAP Goal 14 **Sewer Service.** Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water. recharges, minimizes water use, and prevents groundwater contamination. (General Plan of JPA Land Use Element 1999, Goal 14)

MAP Goal 15 **Solid Waste Disposal.** 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. (General Plan of JPA Land Use Element 1999, Goal 15)

MAP Goal 16 **Utilities.** Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March Territory. (Revised General Plan of JPA Land Use Element 1999, Goal 16)

MAP Goal 17 **Stormwater Management.** Adequate flood control facilities shall be provided prior to, or concurrent with, development in order to protect the lives and property within the March Territory. (Revised General Plan of JPA Land Use Element 1999, Goal 17)

MAP Goal 18 **Transportation.** The March Area Plan should focus on accommodating employment related circulation needs, reducing vehicle miles traveled (VMT) within the March Territories and accommodating alternative transportation facilities such as multimodal and mass transit systems. Interior roadway systems should support the mapped land use designations and provide an appropriate link with adjacent jurisdiction transportation systems, and contribute to the overall health of the subregional system.

MAP Goal 19 **Noise / Air Quality.** Noise or emissions sources within the March Territory should be controlled at the source, located away from the adjacent residential communities, or be buffered from sensitive land uses.

MAP Goal 20 **Housing.** The March JPA General Plan adopted the housing elements of the March JPA member jurisdictions by reference and sought to develop housing in conjunction with various

land uses. The March Area Plan should continue that tradition by encouraging housing production as part of the larger backdrop of the County of Riverside.

MAP Goal 21 **Resource Management.** The March Area Plan should provide firm direction for the preservation, use, protection, management, and improvement of existing resources within the March Territory.

MAP Goal 22 **Safety / Risk Management.** Hazards and man-made conditions must be respected and planned around if life and property are to be protected as growth and development occur.

MAP Goal 1 (Integrated and Comprehensive Development)

Develop a land use plan that provides for a balanced mix of land uses that contribute to the regional setting, and capitalize on the assets of the March Territory, while insuring compatibility throughout the March Territory and with regional plans. (Revised General Plan of JPA Land Use Element 1999, Goal 1)

MAP 1.1 Provide for a mix of land uses which implement the Base Master Reuse Plan for the March Territory; offer a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the March Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 1.1) (Riverside County General Plan Policy LU 2.1)

MAP 1.2 Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, business park, manufacturing, aviation; public, and open. space uses, and which actuates compatible and synergistic land uses. (General Plan of JPA Land Use Element 1999, Policy 1.2)

MAP 1.3 Provide for patterns of land-use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will serve the needs of the growing community. (Revised General Plan of JPA Land Use Element 1999, Policy 1.3)

MAP 1.4 Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive comprehensive development. (General Plan of JPA Land Use Element 1999, Policy 1.4)

MAP 1.5 Provide for a variety of industrial uses, including heavy manufacturing, light manufacturing, warehousing and distribution, transportation-related, and research and development. (General Plan of JPA Land Use Element 1999, Policy 1.5)

MAP 1.6 Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development supporting infrastructure. (General Plan of JPA Land Use Element 1999, Policy 1.6)

MAP 1.7 Develop active and passive open space areas that offer community recreational opportunities. and open land areas for public enjoyment. (General Plan of JPA Land Use Element 1999, Policy 1.7)

MAP 1.8 Retain the Gen. Archie Old, JR., Golf Course within the West, March Planning Subarea as a public golf course, and facilitate land, uses that will complement the golf course. (General Plan of JPA Land Use Element 1999, Policy 1.8)

MAP 1.9 Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) report for the airfield use. (General Plan of JPA Land Use Element 1999, Policy 1.9)

MAP 1.10 Provide development regulations and design guidelines that clearly identify the County's expectations for high quality development, and to ensure that new development is consistent with the March Air Reserve Base's scale and character.

MAP 1.11 Ensure that uses approved and operating under an existing valid entitlement may retain their respective approvals. (Riverside County General Plan Policy LU 1.1)

MAP 1.12 Applications for development shall be subject to the amended March Development Code, March Ordinance, March Resolution, and any other applicable Riverside County Ordinances. Uses and development standards will remain the same and are identified within the March Development Code and Specific Plans. (Newly Added)

MAP 1.13 All development applications/projects for entitlement and prior to issuance of any permit shall provide a notice with a project description and details to the March Inland Port Airport Authority (MIPAA) and cities of Riverside, Moreno Valley and Perris. (Riverside County General Plan Policy LU 1.8)

MAP Goal 2 (Land Use Compatibility)

Locate land uses to minimize land use conflict or competition among land uses and achieve maximum land use compatibility while improving or maintaining the desired integrity of the March Territory and subregion. (Revised General Plan of JPA Land Use Element 1999)

MAP 2.1 Avoid conflicts and incompatibilities between land uses including but not limited to: the use of landscaped setbacks and buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting. (Revised General Plan of JPA Land Use Element 1999, Policy 2.1)

MAP 2.2 Encourage and facilitate the transition of facility reuse and land uses to conforming land uses. (General Plan of JPA Land Use Element 1999, Policy 2.2)

MAP 2.3 Support land uses that provide a balanced land use pattern of the March Territory, and discourage land uses that conflict or compete with the services and/or plans of adjoining jurisdictions. (Revised General Plan of JPA Land Use Element 1999, Policy 2.3)

MAP 2.4 Protect the interests of and existing commitments to adjacent residents, property owners and local jurisdictions in planning projects. (Revised General Plan of JPA Land Use Element 1999, Policy 2.4)

MAP Goal 3 (Growth Management)

Manage growth and development to avoid adverse environmental and fiscal effects. (General Plan of JPA Land Use Element 1999)

MAP 3.1 Manage growth so that its rate does not exceed the ability of the County of Riverside or service districts to provide for an acceptable level of public facilities and services. (Revised General Plan of JPA Land Use Element 1999, Policy 3.1) (Riverside County General Plan Policies LU 1.4, LU 1.6, LU 5.1)

MAP 3.2 Manage the development and reuse of the March Territory to maintain continuity with existing facilities and the operations of the AFRES provide for orderly expansion of infrastructure and public services and. minimize impacts on natural environmental resources. (Revised General Plan of JPA Land Use Element 1999, Policy 3.2) (Riverside County General Plan Policies LU 1.6, LU 5.2)

MAP 3.3 Use finance mechanisms such as benefit assessment districts development fees and maintenance districts to assure new developments within the March Territory construct the public facilities and fiscally supports the public services necessitated by the developments. (Revised General Plan of JPA Land Use Element 1999, Policy 3.3)

MAP 3.4 Assess the fiscal impacts (service costs and revenues) of proposed major development projects to determine the actual cost of providing services. (General Plan of JPA Land Use Element 1999, Policy 3.4)

MAP 3.5 Permit the development of service facilities ancillary to primary development (i.e., childcare, foodservice, etc.). (General Plan of JPA Land Use Element 1999, Policy 3.5)

MAP Goal 4 (Fostering Identity)

Develop an identity and foster quality-development within the March Territory. (General Plan of JPA Land Use Element 1999)

MAP 4.1 Develop and maintain a land use plan for the March Territory which proposes compatible land uses to create distinct, identifiable historic, commercial, industrial, public, and aviation areas. (General Plan of JPA Land Use Element 1999, Policy 4.1)

MAP 4.2 Where practical, enhance and preserve natural and man-made features, such as major roadways, rail lines, drainage courses, utility corridors, groups of Rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the March Territory . (General Plan of JPA Land Use Element 1999, Policy 4.2) (Riverside County General Plan Policy 3.2)

MAP 4.3 Maintain the character of existing development having desirable image and design characteristics, such as historic significance, pedestrian scale and orientation, use of locally occurring natural construction materials, unique architecture and native/indigenous landscaping. (General Plan of JPA Land Use Element 1999, Policy 3.2)

MAP 4.4 Develop a distinctive community identity for commercial, business park and industrial developments that reflect the character and atmosphere of March Territory through. the use of good planning and design principals, and sound development practices which serve as guidelines for building materials, colors, site design and orientation, and landscaping. (Revised General Plan of JPA Land Use Element 1999, Policy 4.4) (Riverside County General Plan Policy LU 3.3)

MAP 4.5 Encourage development that creates a sense of place through a cohesive and well-balanced environment and setting. (General Plan of JPA Land Use Element 1999, Policy 4.5) (Riverside County General Plan Policies LU 3.3, LU 4.1)

MAP 4.6 Encourage the use of master plans and design guidelines to permit the clustering of development and creating a campus-like setting of large tracts of land, while capitalizing on areas with unique assets and opportunities. (General Plan of JPA Land Use Element 1999, Policy 4.6) (Riverside County General Plan Policy LU 3.4)

MAP 4.7 Develop and enhance the economic climate and create a balanced business community to serve the work force, commerce and industry of the region. (General Plan of JPA Land Use Element 1999, Policy 4.7)

MAP 4.8 Preserve a scenic corridor along Van Buren Boulevard and enhanced gateway treatment at the Riverside National Cemetery. (General Plan of JPA Land Use Element 1999, Policy 4.8)

MAP Goal 5 (Workforce and Economic Development)

Maximize and enhance the tax base and generation of jobs through new, reuse, and joint use opportunities. (General Plan of JPA Land Use Element 1999)

MAP 5.1 Support development and establishment of new employment centers and economic development activities that contribute to an improved tax base. (General Plan of JPA Land Use Element 1999, Policy 5.1) (Riverside County General Plan Policy LU 8.1)

MAP 5.2 Encourage and facilitate the creation of public/private partnerships that will invest in, and further the implementation of the March AFB Master Reuse Plan. (General Plan of JPA Land Use Element 1999, Policy 5.2)

MAP 5.3 Support the development of educational and specialized facilities that will train persons for new and improved employment opportunities. (General Plan of JPA Land Use Element 1999, Policy 5.3)

MAP 5.4 Provide for compatible reuse and redevelopment of existing facilities. (General Plan of JPA Land Use Element 1999, Policy 5.4)

MAP 5.5 Encourage the development of commercial, business park, and industrial centers to expand the employment and fiscal base of the March Territory Planning Area and the western Riverside County Subregion. (Revised General Plan of JPA Land Use Element 1999, Policy 5.5)

MAP 5.6 Encourage employers in the March JPA Planning Area to hire from the local communities when seeking to fill employment positions. (General Plan of JPA Land Use Element 1999, Policy 5.6)

MAP Goal 6 (Airfield Preservation)

Support the continued Military Mission of March Air Reserve Base and preservation of the airfield from incompatible land use encroachment. (General Plan of JPA Land Use Element 1999)

MAP 6.1 Support the economic use, reuse, and joint use of the airfield with Air Force Reserve (AFRES). (Revised General Plan of JPA Land Use Element 1999, Policy 6.1)

MAP 6.2 Support compatible land uses within the Clear Zone, Accident Potential Zones I & Il as depicted. in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use. (Revised General Plan of JPA Land Use Element 1999, Policy 6.2)

MAP 6.3 Ensure that plans and development do not interfere, conflict or degrade the military mission of March ARB. (General Plan of JPA Land Use Element 1999, Policy 6.3)

MAP 6.4 Ensure that plans and development do not conflict with the long-term needs of the Air Force Reserve in terms of encroachment, noise, accident zone, constraints, etc. (General Plan of JPA Land Use Element 1999, Policy 6.4)

MAP 6.5 Ensure that plans and development conform to the March Area Plan for March AFB/March Inland Port. (Revised General Plan of JPA Land Use Element 1999, Policy 6.5)

MAP 6.6 Ensure that sensitive land uses (i.e., schools, high occupancy land uses, etc.) are discouraged from locating and operating in areas determined to be incompatible with airport operations. (General Plan of JPA Land Use Element 1999, Policy 6.6)

MAP 6.7 Ensure that land uses adhere to both military and civilian Part 77 conical surface criteria, relative to height restrictions. (General Plan of JPA Land Use Element 1999, Policy 6.8)

MAP 6.8 Support the Air Force commitments to maintain the integrity of the March Field Historic District. (General Plan of JPA Land Use Element 1999, Policy 6.9)

MAP Goal 7 (Intermodal Transportation)

Maximize the development potential as a regional Intermodal Transportation facility to support both passenger and freight related air services. (General Plan of JPA Land Use Element 1999)

MAP 7.1 Continue to support air cargo operation and goods distribution center to serve local, regional, national and international needs. (Revised General Plan of JPA Land Use Element 1999, Policy 7.1)

MAP 7.2 Plan for a desirable and feasible site for an intermodal transportation center. (General Plan of JPA Land Use Element 1999, Policy 7.2)

MAP 7.3 Create a goods movement system that meets the regional and sub-regional needs. (General Plan of JPA Land Use Element 1999, Policy 7.3)

MAP 7.4 Facilitate development of aviation uses other than federal aviation, such as commercial passenger and/or freight carrier services. (General Plan of JPA Land Use Element 1999, Policy 7.5)

MAP 7.5 Continue to plan for compatible land-uses within the aviation area. (Revised General Plan of JPA Land Use Element 1999, Policy 7.6)

MAP 7.6 Encourage commerce and industry that are complementary to joint use of the airfield. (General Plan of JPA Land Use Element 1999, Policy 7.7)

MAP 7.7 Plan for uses which support and contribute to the establishment and development of commercial aviation. (General Plan of JPA Land Use Element 1999, Policy 7.7)

MAP Goal 8 (Natural Resources)

Preserve the natural beauty, minimize degradation of the March Territory, and provide enhancement of environmental resources, and scenic vistas. (Revised General Plan of JPA Land Use Element 1999)

MAP 8.1 Where practical, revegetate graded area with native plants compatible to the area to prevent erosion. (General Plan of JPA Land Use Element 1999, Policy 8.1)

MAP 8.2 Sensitive biological resources and habitats, cultural resources, view shed areas shall be protected where practical. (General Plan of JPA Land Use Element 1999, Policy 8.2)

MAP 8.3 Support the Base Realignment and Closure Act (BRAC) clean up to attain a clean environment at and around the Planning Area. (General Plan of JPA Land Use Element 1999, Policy 8.3)

MAP 8.4 Implement federal, state, regional, and local requirements that apply to water and air quality, wetlands, endangered species, and other environmental considerations. (General Plan of JPA Land Use Element 1999, Policy 8.4)

MAP 8.5 Pursue the release of lands designated as suitable endangered species habitat through a process of land trades for more and better habitat. Development projects will be reviewed by Environmental Agencies and Riverside County for compliance with Agency and MSHCP requirements as applicable. (Revised General Plan of JPA Land Use Element 1999, Policy 8.5) (Riverside County General Plan Policies LU 19.1, OS 17.2)

MAP Goal 9 (Historic and Cultural Resources)

Preserve the integrity of the historic and cultural resources of the March Territory and provide for their enhancement. (Revised General Plan of JPA Land Use Element 1999)

MAP 9.1 Support a coordinated approach to planning for the entire historic district. (General Plan of JPA Land Use Element 1999, Policy 9.1)

MAP 9.2 Support the continued use of Green Acres Estates for housing or limited non-residential service-sector uses. (General Plan of JPA Land Use Element 1999, Policy 9.2)

MAP 9.3 Support the retention and expansion of the March Field Museum. (General Plan of JPA Land Use Element 1999, Policy 9.3)

MAP 9.4 Enhance and preserve the architectural character of the existing facilities and complement the mission revival architectural of the March Field Historic District. (General Plan of JPA Land Use Element 1999, Policy 9.4)

MAP Goal 10 (Infrastructure Development)

Avoid undue burdening of infrastructure, public facilities, and services by requiring new development to contribute to the improvement and development of March Territory. (Revised General Plan of JPA Land Use Element 1999) (Riverside County General Plan Policy LU 8.1)

MAP 10.1 Require new construction to pay its "fair share" of the cost of providing adequate public services, infrastructure, and facilities for the development. (General Plan of JPA Land Use Element 1999, Policy 10.1)

MAP 10.2 Require new construction to provide adequate infrastructure to serve the development (i.e., curbs and gutters, sidewalks, streetlights, water service, sewer service etc.) prior to initiation of use. (Revised General Plan of JPA Land Use Element 1999, Policy 10.2)

MAP 10.3 Locate commercial and industrial development in areas where street rights-of-way and capacity are available as well as sufficient infrastructure and public services. (General Plan of JPA Land Use Element 1999, Policy 10.3)

MAP 10.4 Facilitate the provision of public services, (i.e., sewer, water, streets, and public safety) to be provided in an efficient and cost-effective manner. (General Plan of JPA Land Use Element 1999, Policy 10.4)

MAP Goal 11 (Public Services)

Plan for the location of convenient and adequate public services to serve the existing and future development of March Territory . (Revised General Plan of JPA Land Use Element 1999)

MAP 11.1 Preserve appropriate and adequate sites for public facilities. (General Plan of JPA Land Use Element 1999, Policy 11.1)

MAP 11.2 Provide and maintain existing infrastructure and enhance service levels to meet the needs of March Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 11.2)

MAP Goal 12 (Infrastructure)

Ensure, plan, and provide adequate infrastructure for all facility reuse and new development including, but not limited to, integrated infrastructure planning, financing, and implementation. (General Plan of JPA Land Use Element 1999)

MAP 12.1 Coordinate the provision of all public utilities and services to ensure a consistent, complete and efficient system of service to development. (General Plan of JPA Land Use Element 1999, Policy 12.1)

MAP 12.2 Require new construction to pay its "fair share" for the regional infrastructure system by providing appropriate dedications, improvements and/or fee assessment districts or other financing mechanisms. (General Plan of JPA Land Use Element 1999, Policy 12.2)

MAP 12.3 Require new development projects to provide for the extension of infrastructure to serve the development, including over-sizing facilities for future needs. (General Plan of JPA Land Use Element 1999, Policy 12.3)

MAP 12.4 Preserve options and facilities to accommodate new and advanced technologies, inclusive of communication systems. (General Plan of JPA Land Use Element 1999, Policy 12.4)

MAP Goal 13 (Water Service)

Secure adequate water supply system capable of meeting normal and emergency demands for existing and future land uses. (General Plan of JPA Land Use Element 1999)

MAP 13.1 Only approve development which can demonstrate an adequate and secure water supply for the proposed, use. (General Plan of JPA Land Use Element 1999, Policy 13.1)

MAP 13.2 Support local groundwater supplies through development designs which promote an on-site recharge and minimize impermeable ground coverage with landscaped areas, open space or recreation areas. (Revised General Plan of JPA Land Use Element 1999, Policy 13.2)

MAP 13.3 Design and operate March Air Reserve Base facilities in compliance with established water conservation practices and programs. (Revised General Plan of JPA Land Use Element 1999, Policy 13.3)

MAP Goal 14 (Sewer Service)

Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water. recharges, minimizes water use, and prevents groundwater contamination. (General Plan of JPA Land Use Element 1999)

MAP 14.1 Require all development to adequately collect, treat, and dispose of wastewater in accordance with the Santa Ana Regional Water Quality Control Board requirements. (General Plan of JPA Land Use Element 1999, Policy 14.1) (Riverside County General Plan Policy LU 4.1)

MAP 14.2 Require connection to the sewer system for any development occurring on land within the March Reserve Air Base and the March Area Plan Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 14.2)

MAP 14.3 Encourage reuse of reclaimed and treated non-potable water for irrigation and maintenance of recreation areas, landscaping and open space preservation. (General Plan of JPA Land Use Element 1999, Policy 14.3)

MAP Goal 15 (Solid Waste Disposal)

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. (General Plan of JPA Land Use Element 1999) (Riverside County General Plan Policy LU 7.9)

MAP 15.1 Ensure all hazardous materials are stored, treated, and disposed in accordance with state and federal law. (General Plan of JPA Land Use Element 1999, Policy 15.1)

MAP 15.2 Support programs to promote greater awareness and involvement in waste reduction and recycling. (General Plan of JPA Land Use Element 1999, Policy 15.2)

MAP Goal 16 (Utilities)

Adequate supplies of natural gas and electricity from utility purveyors and the availability of communications services shall be provided within the March Territory. (Revised General Plan of JPA Land Use Element 1999)

MAP 16.1 Where feasible, require new development to underground on-site telecommunication/data connections. (General Plan of JPA Land Use Element 1999, Policy 16.1) (Riverside County General Plan Policy LU 14.5)

MAP 16.2 Encourage and support the under grounding of existing overhead utilities. (General Plan of JPA Land Use Element 1999, Policy 16.2) (Riverside County General Plan Policy LU 14.5)

MAP 16.3 Accommodate advancing technologies with communication systems, inclusive of fiber-optics and high-speed transmission lines. (General Plan of JPA Land Use Element 1999, Policy 16.3)

MAP 16.4 Consider a capital improvement program (CIP) or other financial mechanism which provides for the maintenance and upgrading of existing infrastructure to adequate levels of service and the installation of new facilities, as needed. (Revised General Plan of JPA Land Use Element 1999, Policy 16.4)

MAP 16.5 Encourage the preparation and adoption of CIPs for other agencies and districts responsible for the provision of infrastructure systems in the March Territory . (Revised General Plan of JPA Land Use Element 1999, Policy 16.5)

MAP Goal 17 (Stormwater Management)

Adequate flood control facilities shall be provided prior to, or concurrent with, development in order to protect the lives and property within the March Territory. (Revised General Plan of JPA Land Use Element 1999)

MAP 17.1 Provide for the adequate drainage of storm runoff to protect the lives and property within the March Territory. (Revised General Plan of JPA Land Use Element 1999, Policy 17.1)

MAP 17.2 Monitor and maintain drainage and flood control facilities to ensure adequate capacity to support the land use plan. (General Plan of JPA Land Use Element 1999, Policy 17.2)

MAP 17.3 Require new development to construct new or upgrade existing drainage facilities to accommodate the additional storm runoff caused by the development. (General Plan of JPA Land Use Element 1999, Policy 17.3)

MAP 17.4 Require all storm drain and flood control facilities to be approved and operational prior to the issuance of certificates of occupancy for the associated development. (General Plan of JPA Land Use Element 1999, Policy 17.4)

MAP 17.5 Designate and preserve land for necessary flood control facilities, in accordance with a certified hydrology study and master plan for March JPA Planning Area. (General Plan of JPA Land Use Element 1999, Policy 17.5)

MAP 17.6 Ensure development within the 100-year flood plain, as designated by the Federal Emergency Management Agency (FEMA), shall be consistent with the requirements established by FEMA. (General Plan of JPA Land Use Element 1999, Policy 17.6)

MAP 17.7 Seek to preserve drainage courses in their natural condition, while providing adequate safety and protection of property. (General Plan of JPA Land Use Element 1999, Policy 17.7)

MAP Goal 18 (Transportation)

The March Area Plan should focus on accommodating employment related circulation needs, reducing vehicle miles traveled (VMT) within the March Territories and accommodating alternative transportation facilities such as multimodal and mass transit systems. Interior roadway systems should support the mapped land use designations and provide an appropriate link with adjacent jurisdiction transportation systems, and contribute to the overall health of the subregional system.

MAP 18.1 Development within the March Area Plan shall comply with the policies and regulations of the General Plan Transportation Element for March JPA, 1999, the Riverside County General Plan Transportation Element, and all other applicable policies and regulations. (General Plan of JPA, 1999)

MAP 18.2 Provide linkages, where appropriate, to a regional trails system or other facilities that increase opportunities for walking and biking throughout the area.

MAP Goal 19 (Noise / Air Quality)

Due to the relationship between noise and air emission sources, the March Area Plan incorporates the combined Noise / Air Quality Element of the March JPA General Plan. This is essential particularly due to the regional location of the March Territory, the joint use/civilian aviation, and the creation of an employment center within the housing rich, environment of Western Riverside County. (General Plan of JPA, 1999 Appendix B, Section 3, Noise/Air Quality Element).

Noise or emissions sources within the March Territory should be controlled at the source, located away from the adjacent residential communities, or be buffered from sensitive land uses. Developments should incorporate measures that improve air quality, reduce noise, and support land use compatibility along identified noise corridors.

MAP 19.1 New development projects within the March Area Plan Territory shall be in compliance with the General Plan for JPA 1999 Noise / Air Quality Element, Riverside County General Plan, South Coast Air Quality Management District (SCAQMD), and other as applicable standards and requirements.

MAP 19.2 New development projects within the March Area Plan Territory shall be incompliance with the General Plan for JPA 1999, Riverside County General Plan, and all other as applicable Noise standards and requirements.

MAP Goal 20 (Housing)

The March JPA General Plan adopted the housing elements of the March JPA member jurisdictions by reference and sought to develop housing in conjunction with various land uses. The March Area Plan should

continue that tradition by encouraging housing production as part of the larger backdrop of the County of Riverside.

MAP 20.1 The County will continue to evaluate the compatibility of housing opportunities within the March Territory. Development within the March Territory shall be consistent with the County of Riverside's Housing Element and applicable local, state and federal requirements

MAP Goal 21 (Resource Management)

Resources within the March Territories can become strained as development creates greater demand on non-renewable energy sources, existing facilities and services, and significant natural features. Natural and cultural resources are limited, often non-renewable and need to be carefully preserved- and managed. The March JPA has identified important local resources and the necessary preservation programs to prevent their destruction and exploitation and to ensure that conservation efforts are consistent and equitable. Development can take advantage of planning area's features such as its natural land forms to provide for visual relief, recreational uses, and community identity.

The March Area Plan should provide firm direction for the preservation, use, protection, management, and improvement of existing resources within the March Territory.

MAP 21.1 New development should be in compliance with the March JPA General Plan Resource Management Element (RME), which outlines conservation programs that deal with resource utilization, preservation techniques and the regulation of activities which affect or preclude the utilization of resources. (Revised General Plan of JPA, 1999, Appendix B, Section 5, Resource Management Element)

MAP 21.3 Development within the March Area Plan Territory shall be in compliance with *applicable* western Multiple Species Habitat Conservation Plan (MSHCP), local, state and federal requirements.

MAP Goal 22 (Safety/Risk Management)

Hazards and man-made conditions must be respected and planned around if life and property are to be protected as growth and development occur.

As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions. Portions of the March Area Plan may be subject to hazards such as flooding, seismic occurrences, and wildland fire. These hazards are located throughout the MAP Territory and MRAB area at varying degrees of risk and danger. Potential impacts can be mitigated by special building techniques. The MRAB General Plan policies and Riverside County General Plan Safety Element provides general policy direction dealing with natural hazards throughout Riverside County.

The March JPA Area Plan and County of Riverside's General Plan, Safety Element identifies short- and long-term actions to reduce risk and lessen the impact of ongoing operations or a natural disaster.

MAP 22.1 Protect life and property from the hazards through adherence to the policies identified in the Hazards Abatement section of the County of Riverside's General Plan Safety Element.

MAP 22.2 Proposed development shall comply with policies and requirements relating to hazards and safety

within the March JPA General Plan Safety , Riverside County General Plan, local, state, and federal requirements.

MAP 22.3 To provide for the orderly development of the March Air Reserve Base and surrounding areas, developments must be compliant with the ALUC March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the Air Force Air Instillation Compatible Use Zones study (AICUZ), and applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the County of Riverside's General Plan. New developments shall be reviewed by the ALUC to ensure compatibility.

Review Authority

*Projects with a legislative act will only receive a recommendation by PC for the entire project and require Board approval

*Revised entitlements are processed in the same manner as an entitlement.

ENTITLEMENT APPROVAL AUTHORITY AND PUBLIC HEARING REQUIREMENT

County of Riverside Entitlement Approval Process					
Type of Action	**Public Hearing Required**	**Planning Director Approval**	**Planning Director Hearing**	**Planning Commission Meeting**	**Board of Supervisors Meeting**
Legislative Actions					
General Plan Amendment	X			Recommendation	X
Specific Plan	X			Recommendation	X
Specific Plan Amendment	X			Recommendation	X
Specific Plan Substantial Conformance	X			X	
Change of Zone Map Amendment	X			Recommendation	X
Change of Zone Text Amendment	X			Recommendation	X
Development Agreement	X			Recommendation	X
Agricultural Preserves and Land Conservation Contract	X				X (After recommendation by CAPTAC Advisory Committee)
Vested Rights Determination	X				X

County of Riverside Entitlement Approval Process					
Type of Action	**Public Hearing Required**	**Planning Director Approval**	**Planning Director Hearing**	**Planning Commission Meeting**	**Board of Supervisors Meeting**
Appeal	X			X (For Planning Director Hearing)	X (For PC Hearing)
Entitlements					
Conditional Use Permits	X			X (Projects with no legislative action)	X (Projects with a legislative action)
Public Use Permit	X			X (Projects with no legislative action)	X (Projects with a legislative action)
Plot Plan (CEQA)	X	X	X		
Plot Plan (Large Commercial Development – 30 acres or larger)	X			X	
Plot Plan (No CEQA)	No	X			
Temporary Use Permit	X		X (Follow Plot Plan approvals)	X (Use in excess of 6 months)	
Temporary Event Permit	No	X			
Surface Mining Permit (Ordinance No. 555)	X			X	
Wind Energy Conversion System (WECS)	X			X	
Family Day Care Homes	No	X			

County of Riverside Entitlement Approval Process					
Type of Action	**Public Hearing Required**	**Planning Director Approval**	**Planning Director Hearing**	**Planning Commission Meeting**	**Board of Supervisors Meeting**
		(For those which are a use by right)			
Home Occupation Permit	No	X			
Supportive and Transitional Housing	No	X			
Solar Energy Systems	No (Ministerial)	X			
Parolee-Probationer Homes	X			X (Follows CUP approvals)	
Cottage Food Operations	No (Accessory Use of dwelling unit)	X			
Hazardous Waste Siting Facility Permit	X			X	
Sign Permits	No		X (Follow Plot Plan approvals)		
Variance *Approval body depends on the variance requested.*	X		X	X	X
Revised Permit ***Approval body is the same as the original approval.***	X		X	X	X
Substantial Conformance (Not Specific Plan)	No	X			

County of Riverside Entitlement Approval Process					
Type of Action	**Public Hearing Required**	**Planning Director Approval**	**Planning Director Hearing**	**Planning Commission Meeting**	**Board of Supervisors Meeting**
Maps					
Lot Line Adjustments	No	X (Planning Director & Survey)			
Parcel Mergers	No	X (Planning Director & Survey)			
Certificates of Compliance	No	X (Planning Director & Survey)			
Vesting Maps	X			X	
Schedule A, B, C, D, E Maps (Tract Maps – Schedules A, B, C, D) (Tract or Parcel Map – Commercial or Industrial – Schedule E) (Ordinance No. 460)	X			X	
Schedule F, G, H, I, J Maps (Parcel Maps – Schedules F, G, H) (Large Maps 20 acres all parcels – Schedule I) (Financing Map – Schedule J) (Ordinance No. 460)	X		X		

County of Riverside Entitlement Approval Process					
Type of Action	**Public Hearing Required**	**Planning Director Approval**	**Planning Director Hearing**	**Planning Commission Meeting**	**Board of Supervisors Meeting**
Final Maps	No (Consent calendar)				X
Reversion to Acreage	X			X (Advisory Agency depends on map schedule)	X (Advisory Agency depends on map schedule)
Time Extension (Tentative Tract Maps)	X		X (Advisory Agency depends on map schedule)	X (Advisory Agency depends on map schedule)	
Time Extension (Tentative Parcel Maps and Schedule J)	X		X		

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand,
Planning Director

Supplemental Memorandum

23.1

DATE: 6/24/2025

TO: Riverside County Board of Supervisors

FROM: Sarah K. Moore, Assistant Director
Richard Marshalian, Principal Planner

ITEM: 23.1 – March Area Plan

SUBJECT: ADDITIONAL LANGUAGE PROPOSED AS A RESULT OF TRIBAL CONSULTATION

As a result of ongoing tribal consultations, additional language is proposed to be added to the draft March Area Plan to add to the historic context of the March Area and include policies that do not introduce additional procedures or obligations but clarify existing processes. The proposed language is included as Attachment A to this supplemental memo.

ATTACHMENTS:

Attachment A: Additional Historical Context Language

March Area Plan Conservation Element for Tribal and Cultural Resources

ADD TO PAGE 5 (HISTORICAL CONTEXT – MARCH AIR RESERVE BASE)

A 1999 ethnohistoric and ethnographic study conducted by the March Joint Powers Authority (MJPA) confirmed that the area formerly known as March Air Force Base was traditionally occupied by Native Americans. The area's abundance of seasonal resources, access to water, and ecological diversity supported traditional lifeways for thousands of years. The presence of rock outcrops, brush areas, and wildlife created an ideal environment for seasonal gathering, hunting, and community living. Furthermore, its location near known villages and established trade routes indicates that the lands within the March Area Plan served as a living area, trading hub, gathering space, and ceremonial place. Despite the presence of modern development, the cultural integrity and enduring connection of the Native American present day federally recognized tribes to this land remains.

MAP Goal 9 (Historic and Tribal Cultural Resources)

Preserve the integrity of the historic resources and Tribal Cultural Resources (defined at Cal. Pub. Res Code §21074)) of the March Territory as separately recognized resources and provide for their enhancement. (Revised General Plan of JPA Land Use Element 1999) Recognize that Tribal governments have expertise in their culture and that Native American tribes continue to flourish in Riverside County and have a legal government role with the County in the identification, documentation, and preservation of their history and cultural places. The following policies are designed to uphold existing legal requirements and County responsibilities, including government-to-government consultation with traditionally culturally affiliated Tribes to incorporate into decision making, with deference to tribal information, oral history, ethnographic information, and traditional heritage knowledge for identification of Tribal Cultural Resources, and culturally appropriate methods and standards for treatment and mitigation of such resources. The following policies are designed to uphold existing legal requirements and County responsibilities without introducing additional procedures or obligations.

MAP 9.5: Recognition and Protection: Tribal Cultural Resources are a valued part of the history of the County of Riverside. Recognize that the March Area Plan contains known and eligible Tribal Cultural Resources, including Tribal Cultural Landscapes. Consult with traditionally culturally affiliated Tribes to preserve the cultural integrity of Tribal Cultural Resources, Native American places, features, and cultural objects, and protect and preserve these resources from loss and degradation consistent with applicable laws, regulations, ordinances, guidelines, policies, and Tribal consultation requirements.

MAP 9.6: Tribal Consultation and Collaboration: Conduct early, formal, meaningful, and ongoing government to government consultation with the Tribe(s) that are traditionally culturally affiliated with the March Area Plan, pursuant to SB 18 (plan level) and AB 52 (project level). This includes working with Tribal governments to identify and prioritize areas within the March Area Plan for avoidance and preservation, and for where Open Space Conservation may be utilized for protection and preservation of Tribal Cultural Resources. Such consultation may include, but is not limited to, environmental review; identification of sites and relevant information database(s) and identification standards; confidentiality of site locations; monitoring; culturally sensitive preservation and mitigation techniques, methods, and Tribal consultation requirements, which are early and meaningful.

MAP 9.7: Sacred Site Protection and Confidentiality: Plan to ensure the protection and long-term preservation of known sacred sites, as defined in SB 18, and those identified through consultation with the appropriate Tribe(s). Limit land use actions, development, or activity that could disturb, damage, or diminish these sites. Protection measures, consistent with required laws and regulations, shall be guided by Tribal consultation, knowledge, and input. Confidentiality regarding the location, nature, and significance of sacred sites and shall be maintained in accordance with Tribal protocols and applicable laws. Culturally appropriate legal and land use tools, including conservation easements, cultural buffers, protective zoning overlays, or open space designations shall be considered to safeguard these Tribal Cultural Resource culturally significant areas within the March Area Plan. To the extent feasible, use planning processes, designate as open space and allocate resources and/or tax credits to prioritize the protection and integrity of any Tribal Cultural Resources and Tribal Cultural Landscapes.

MAP 9.8: Cultural Resources Identification and Mitigation: Establish clear and responsible procedures for the identification, evaluation, and protection of known and previously unknown or undocumented Tribal Cultural Resources through meaningful consultation with affiliated Tribes. Require that cultural resources assessments, identifications, treatment, and mitigation measures, distinct from archaeological and historic assessments and mitigation, be developed in meaningful consultation with the traditionally culturally affiliated Tribe(s) prior to approval of any future entitlements within the March Area Plan, in accordance with applicable laws and regulations. Such policies or requirements may not apply to projects with existing entitlements, or projects that have already undergone appropriate environmental review.

MAP 9.9: Culturally Informed Land Use Planning: Where appropriate, 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 plan level and a project-by-project basis. Consider the use of appropriate land use tools, such as utilizing permanent conservation strategies such as open space designations, land use overlays, and co-management agreements in consultation and coordination with culturally affiliated Tribe(s).

MAP 9.10: Tribal Management and Access: Support the continued cultural, ceremonial, and ecological relationship of Tribal communities to the land and its natural and cultural resources by providing, where consistent with laws and regulations, reasonable long-term access to culturally significant resource areas, open space areas, as identified through Tribal consultation. Establish long-term partnerships with the Tribe(s) to promote Tribal co-management of natural and cultural resources, including involvement in planning, protection, education, and land management efforts, including rehabilitation and restoration efforts.

MAP 9.11: Long-Term Conservation Strategies: Encourage the use of permanent conservation tools to safeguard Tribal Cultural Resources and Tribal Cultural Landscapes. These may include conservation easements, protective zoning, Tribal co-management agreements, and other land use mechanisms developed in consultation with traditionally culturally affiliated Tribes to ensure meaningful and enforceable long-term protection and management.

MAP 9.12: Native American Human Remains: Exercise cultural sensitivity and respect for Native American human remains and burial areas considering feasible preservation of Native American burial sites and comply with applicable laws concerning Native American human remains.

C03

LEWIS MANAGEMENT CORP. MERIDIAN PARK, LLC WAYPOINT PROPERTY GROUP

June 24, 2025

Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

Re: Agenda Item #23, Project No. CC013169

Dear Honorable Supervisors,

Meridian Park LLC reviewed the draft resolution included in the notice for hearing on Agenda Item #23 - referred to as the "March Resolution" - and found that several entitlements approved by the March Joint Powers Authority are not included in the draft resolution. The intent of the resolution is to acknowledge "March JPA land use entitlements, conditions of approval, environmental documents, and other development documents." We have discussed with County staff and provided them executed copies of each of the entitlements. Our understanding is that these entitlements are intended to be included in the County's resolution. The following chart lists these existing entitlements.

Entitlement	**Project or Resolution Number**
Plot Plan, PP 22-05 Bldg. E	PP 22-05 Building E JPA Approval Letter – 8.9.22 Meridian Park LLC Entitlements [Bldgs. E, F, G, H, I] Extension – 2.25.25
Design Plan, DP 22-06 Bldgs. H&I	DP 22-06 H & I JPA Approval Letter – 11.16.22 Meridian Park LLC Entitlements [Bldgs. E, F, G, H, I] Extension – 2.25.25
Orange Terrace Phase 2 Retail Conditional Use Permit, CUP 25-01– Pad D Conditional Use Permit, CUP 25-02– Pads B&C Plot Plan, PP 25-01 – Pad D Plot Plan, PP 25-02 – Pads B&C Tentative Parcel Map, TPM 39164 (see below)	JPA Resolution 25-05 Commons at Meridian Phase II
Final Map 39164 – Orange Terrace Phase 2 Retail	Final Map, approved by JPC on June 11, 2025

1156 N. Mountain Avenue ♦ Upland, CA 91785 ♦ Telephone: (909) 579-1294

Item 23.1
6/24/25

Copies of each of the executed entitlement are attached to this letter. We ask that the Board include each of these entitlements in any resolution before adopting it today.

Thank you,

Merdian Park, LLC

Enclosures

February 25, 2025

Mr. Timothy Reeves
Lewis Retail Centers
Meridian Park, LLC
1156 North Mountain Avenue
Upland, CA 91786

RE: Building E, F, G, H, and I Entitlement Extension

Dear Timothy:

The March JPA is in receipt of your Extension of Time application and request. Please accept this letter as approval of an extension of time, to December 26th, 2026, for TPM 22-01 and associated Plot Plan 22-02; Plot Plan 22-05; and Plot Plan 22-06.

Thank you,

AuthentiSIGN

Grace I. Martin, DPPD
Chief Executive Officer

RESOLUTION JPA 25-05

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING TENTATIVE PARCEL MAP 39164, CONDITIONAL USE PERMIT 25-01, CONDITIONAL USE PERMIT 25-02, PLOT PLAN 25-01 AND PLOT PLAN 25-02, SUBJECT TO CONDITIONS OF APPROVAL, FOR THE DEVELOPMENT OF THE COMMONS AT MERIDIAN PHASE II AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162

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

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

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

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

WHEREAS, on October 10, 2018, the March Joint Powers Commission approved the Meridian Business Park Land Swap Project (aka "The Commons at Meridian), which included the proposed Project site. Entitlement approvals included a General Plan Amendment (Resolution JPA 18-24), Ordinance 18-04, Tentative Tract Map 18-01 (Amendment No. 5 to Tentative Tract Map 30857), Conditional Use Permit 18-02, including associated Plot Plan 18-02, and an Addendum to the March Business Center Final EIR (SCH 2002071089, Resolution JPA 18-23); and

WHEREAS, on February 10, 2021, the March Joint Powers Commission approved the March Business Center Specific Plan Amendment Project (SP-1, A-8, Ordinance JPA 21-01) which addressed development on the 568.2-acre South Campus (including the proposed Project site) and adopted a Final Subsequent EIR which fully analyzed the potential impacts of that proposed development (SCH 2020059028); and

WHEREAS, on January 28, 2025, the Applicant, Meridian Park, LLC, submitted applications (which constitute "Project Entitlements") requesting the following:

1. Conditional Use Permit (CUP 25-01) and Plot Plan (PP 25-01) to allow to allow for the development of two drive-through restaurants, 950 square feet and 4,000 square feet, respectively, on two pads within the 4.08-acre site. Both drive-through restaurants will have dual lane entrances, merging into one lane prior to reaching the order window. The order window for the 4,000 square foot drive-through (Pad B, Parcel 3) is located on the east (Orange Terrace) side of the building. The order window for the 950 square foot drive-through is located on the west side of the building, facing the entrance to the site. Tenants have not been identified at this time. A single entrance to the site for access to all three proposed businesses (drive-through restaurants and car wash) is planned directly from Van Buren Blvd.

2. Conditional Use Permit (CUP 25-02) and Plot Plan (PP 25-02) to allow for the development of a 5,381 square foot car wash oriented with exit of the wash tunnel located at the north end (Van Buren Blvd.). A screen/sound wall with landscaping will be constructed at the Van Buren entrance. As with the drive-through restaurants, the car wash site will share a single entrance from Van Buren Blvd. The site will include 29 parking stalls, including 24 vacuum/ detailing stations. Customers will pay for service at the pay station and then proceed to the car wash tunnel, approximately 132 feet in length, and remain in their car during the car wash cycle. The car wash building will also contain an and enclosed mechanical area, office, break room, two restrooms and room designated as "business."

3. Tentative Parcel Map (TPM 39164) proposes to subdivide a 4.08-acre parcel into four lots, including a 0.85-acre parcel for the southerly extension of Orange Terrace Parkway (Lot A) to accommodate the Project.

WHEREAS, these Conditional Use Permits (CUP 25-01 & CUP 25-02), and Plot Plans (PP 25-01 & PP 25-02), allowing for the construction and operation of a Car Wash and two Drive-Through Restaurants, collectively constitutes the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

WHEREAS, car wash uses are not expressly identified as permitted uses on the March Business Center Specific Plan (SP-1, A8), Land Use Table (Table III-1), within the Mixed Use District. Thus, on February 11, 2025, the Applicant asked Staff to review/consider an Interpretation of Permitted Use, whether car washes were a conditionally permitted uses within the Mixed Use District of the March Business Center Specific Plan; and

WHEREAS, on February 25, 2025, the Chief Executive Officer for the March Joint Power Authority, determined that a car wash use is similar to and no more objectionable than other permitted and conditionally permitted uses identified within the March Business Center Specific Plan, the March JPA Development Code, and development codes of adjacent jurisdictions, and approved a Determination of Substantial Conformance, interpreting the March Business Center Specific Plan to allow a car wash use within the Mixed Use land use zone of the March Business Center North Specific Plan, subject to approval of a Conditional Use Permit; and .

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has already been certified, an agency shall not require additional CEQA analysis unless at least one of the circumstances identified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 and the March JPA's Local CEQA Guidelines, are present; and

WHEREAS, on April 9, 2025, the Commission conducted a duly noticed public hearing pursuant to the March JPA Development Code on the proposed Project Entitlement, at which time all persons wishing to testify in connection with the proposed Project Entitlement were heard and the proposed Project Entitlement was comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. Based on the recitals above, the March Joint Powers Commission previously certified a Subsequent EIR and a subsequent Addendum, which fully analyzed the potential environmental impacts of development of the Project site. The currently proposed Project would develop a car wash and two drive-through restaurants within that previously analyzed development footprint, such that no further environmental review is required under CEQA unless one of the circumstances identified in Public Resources Code section 21166, State CEQA Guidelines 15162, or the March JPA's Local CEQA Guidelines is present.

SECTION 3. Findings on Environmental Impacts. Based on the previously completed CEQA analysis, the proposed Project description, the consistency discussion prepared by staff and the JPA's expert consultants, and other evidence in the administrative record, and having considered all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been fully addressed within the previously certified FEIR and Addendum. The Commission further finds that none of the conditions identified in Public Resources Code section 21166, State CEQA Guidelines section 15162, or the March JPA's Local CEQA Guidelines requiring subsequent environmental review have occurred, because:

(a) The Project does not constitute a substantial change that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(b) There is not a substantial change with respect to the circumstances under which the Project will be developed that would require major revisions of the Certified Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.

(c) New information of substantial importance has not been presented that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified Final EIR was certified or adopted, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 4. Findings for Conditional Use Permit (CUP 25-01). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit 25-01, in accordance with Section 9.02.060 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the March Business Center Specific Plan (SP-1, A8), and will systematically implement the goals and objectives of the General Plan and the March Business Center Specific Plan; and

2. The proposed Project complies with all applicable zoning and other regulations because the Project complies with all the requirements of Section 9.02.060 of the March JPA Development Code, the requirements and development guidelines of the March Business Center Specific Plan (SP-1, A8), including requirements of the Elementary School Buffer Zone, and with the 2014 March ARB/IP Airport Compatibility Plan. The proposed Project was also reviewed by the March JPA Review team, consisting of the March JPA Civil Engineer, Water Quality Engineer, Land Use Planner, Riverside County Fire Marshall, March JPA (Willdan) Building Plans Examiner, and the proposed development complies with all required development standards; and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project is consistent with 9.13 (Specific Plan) of the March JPA Development Code, and the March Business Center Specific Plan (SP-1, A8). The Project proposes to construct a 5,381 square foot car wash with 29 parking stalls, including 24 vacuum/detailing stations, which is consistent with both ALUC Compatibility Zone C1 average intensity criterion of 100 people per acre and single acre criterion of 250 people per acre. Last, the Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Van Buren Boulevard and Interstate 215 Freeway, existing services such as, nearby, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project Site, such that there is no major extension of infrastructure at the expense of the March JPA; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Applicant proposes to develop two drive-through restaurants in a location that is adjacent to existing and commercial development uses to the east of the Project site. The existing residential land uses opposite Van Buren Boulevard will be protected from excessive noise and light and glare impacts by sound walls, berms and landscaping abutting the Project site. Accordingly, the location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity.

SECTION 5. Findings for Conditional Use Permit (CUP 25-02). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit 25-02, in accordance with Section 9.02.060 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the March Business Center Specific Plan (SP-1, A8), and will systematically implement the goals and objectives of the General Plan and the March Business Center Specific Plan; and

2. The proposed Project complies with all applicable zoning and other regulations because the Project complies with all the requirements of Section 9.02.060 of the March JPA Development Code, the requirements and development guidelines of the March Business Center Specific Plan (SP-1, A8), including requirements of the Elementary School Buffer Zone, and with the 2014 March ARB/IP Airport Compatibility Plan. The proposed Project was also reviewed by the March JPA Review team, consisting of the March JPA Civil Engineer, Water Quality Engineer, Land Use Planner, Riverside County Fire Marshall, March JPA (Willdan) Building Plans Examiner, and the proposed development complies with all required development standards; and

5. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project is consistent with 9.13 (Specific Plan) of the March JPA Development Code, and the March Business Center Specific Plan (SP-1, A8). The Project proposes to construct two drive-through restaurants of 4,000 square feet and 950 square feet, respectively, which is consistent with both ALUC Compatibility Zone C1 average intensity criterion of 100 people per acre and single acre criterion of 250 people per acre. Last, the Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Van Buren Boulevard and Interstate 215 Freeway, existing services such as, nearby, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project Site, such that there is no major extension of infrastructure at the expense of the March JPA; and

6. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Applicant proposes to develop the drive-through car wash in a location that is adjacent to existing and commercial development uses to the east of the Project site. The existing residential land uses opposite Van Buren Boulevard will be protected from excessive noise and light and glare impacts by a screen/sound wall at the exit from the car wash tunnel, as well as berms and landscaping abutting the Project site. Accordingly, the location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity.

SECTION 6. Findings for Tentative Parcel Map (TPM) No. 39164. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Tentative Parcel Map No. 39164, in accordance with Government Code section 66410 *et seq.* and Sections 9.14.050 and 9.14.070 of the March JPA Development Code:

1. The Tentative Parcel Map No. 39164 is consistent with the March JPA General Plan and the March Business Center Specific Plan because it is an integral component of a comprehensive land use plan and 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; and

2. The design or improvement of the Tentative Parcel Map No. 39164 is consistent with applicable March JPA General Plan and March Business Center Specific Plan because it facilitates access to and from a transportation system that 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; and

3. The site of the Tentative Parcel Map No. 39164 is physically suitable for the type of development because it facilitates access to and from a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands; and

4. The site of the Tentative Parcel Map No. 39164 is physically suitable for the proposed density and intensity of development because it accommodates service and retail uses that are fully contained onsite, yet provides efficient access to and from a balanced transportation system that serves the planning area, while minimizing the use of land for parking or other vehicular-related uses; and

5. The design of the Tentative Parcel Map No. 39164 and proposed improvements are not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife or their habitat because no development would occur within any significant habitat or impact a rare or endangered species of plant, animal, or insect, or any fragile or unique biotic community; and

6. The design of the Tentative Parcel Map No. 39164 and the type of improvements are not likely to cause serious public health problems because all development and public improvements will be performed per applicable standards and codes, while promoting the safe use of alternative transportation modes; and

7. The design of the Tentative Parcel Map No. 39164 and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because no such easements currently exist within the Project site; and

8. Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965; and

9. The Tentative Parcel Map No. 39164 and the associated design and improvements are consistent with all applicable ordinances as the Project is designed consistent with the provisions and standards of the March Business Center Specific Plan and adopted ordinances of the March JPA; and

10. The Tentative Parcel Map No. 39164 and associated design and improvements provides for a mix of retail (drive-through restaurants) and service uses (car wash) which is consistent with purpose and intent of the Mixed Use district; and

11. The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel Map No. 39164 will not cause a violation of existing requirements prescribed by the local water quality control board because the Project will improve existing sewer system capacity to support local and regional growth; and

12. The effect of the Tentative Parcel Map No. 39164 on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources because the Project facilitates the provision of services that will improve nearby residents' access to commercial services where they live and work which yields a higher quality of life and more sustainable communities.

SECTION 7. Findings for Plot Plan No. 25-01 (PP 25-01) and Plot Plan No. 25-02 (PP 25-02. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan No. 25-01 (PP 25-01 – Building Pad 'D') and Plot Plan No. 25-02 (PP 25-02 – Building Pads 'B' and 'C') in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objectives, policies, and programs of the March JPA General Plan because it is designed to systematically implement phases of the March Business Center Specific Plan; and

2. The proposed Project complies with all applicable zoning and other regulations because it implements the March Business Center Specific Plan and mitigation measures pursuant to the Final EIR (SCH #2002071089); and3. The proposed Project will not be detrimental to the

public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project facilitates the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Project maximizes redevelopment opportunities on former military properties by developing service and retail uses needed to support a job center in a housing rich area.

SECTION 7. Approval of Project Entitlement: Conditional Use Permits 25-01 & 25-02), Plot Plans 25-01 & 25-02. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the proposed Project Entitlement, including Conditional Use Permit 25-01 (CUP 25-01)), Conditional Use Permit 25-02 (CUP 25-02), Plot Plan Sets 25-01 and 25-02 (Site Plan, Floor and Roof Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan), as shown on **Exhibit "A"**, attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached **Exhibit "C"**, attached hereto and incorporated herein by this reference.

SECTION 8. Approval of Tentative Parcel Map (TPM) No. 39164. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the proposed Tentative Parcel Map No 39164 (TPM 39164), as shown on **Exhibit "B"**, attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached **Exhibit "C"**, attached hereto and incorporated herein by this reference.

SECTION 7. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution (JPA 25-05).

SECTION 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Clerk, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

SECTION 10. Effective Date. This Resolution shall be effective upon its adoption.
PASSED, APPROVED, AND ADOPTED this 9th day of April, 2025.

Michael Vargas, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution JPA 25-05 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on April 9, 2025, by the following vote of the Commission:

Ayes:	Perry, Delgado, Conder, Nava, Cabrera, Medina, Gutierrez, Vargas
Noes:	None.
Abstain:	None.
Absent:	None.

Dated: April 9, 2025

Cindy Camargo, Clerk
March Joint Powers Authority Commission

EXHIBIT A

The Commons at Meridian Phase II Project
CUP 25-01 and CUP 25-02
Plot Plans 25-01 and 25-02

Plan Set:
Site Plan, Floor & Roof Plans, Building Elevations,
Conceptual Landscape Plan, Conceptual Grading Plan

PLOT PLAN/CONDITIONAL USE PERMIT

CUP 25-02 - PAD BUILDING 'B'
CUP 25-02 - PAD BUILDING 'C'
CUP 25-01 - PAD BUILDING 'D'

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

SHEET INDEX

T-1	COVER SHEET, INDEX, NOTES
SP-1	PRELIMINARY SITE PLAN
CGP-1	CONCEPTUAL GRADING PLAN
CUP-1	CONCEPTUAL UTILITY PLAN
SF-1	SITE WALL / FENCE PLAN
PH-1	SITE PHOTOMETRIC PLAN
PL-1	FLOOR PLAN, ROOF PLAN & SECTION (PAD "B")
PL-2	FLOOR PLAN, ROOF PLAN & SECTION (PAD "C")
PL-3	FLOOR PLAN, ROOF PLAN & SECTION (PAD "D")
EL-1	BUILDING ELEVATIONS (PAD 'B')
EL-2	BUILDING ELEVATIONS (PAD 'C')
EL-3	BUILDING ELEVATIONS (PAD 'D')
CB-1	COLORS AND MATERIALS
CLP-1	CONCEPTUAL LANDSCAPE PLAN
CPP-2	CONCEPTUAL PLANTING IMAGE EXHIBIT

ARCHITECT
NADEL STUDIO ONE, INC
1990 S BUNDY DR SUITE 400
LOS ANGELES, CA 90025
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310 622 8549
bharrison@nadelarc.com

OWNER
MERIDIAN PARK RETAIL ONE, LLC
C/O LEWIS RETAIL CENTERS
1156 N. MOUNTAIN AVE
UPLAND, CA 91786
TIMOTHY REEVES
909 581 2609
TIMOTHY.REEVES@LEWISMC.COM

STANDARD NOTES:

1 ALL NEW OR EXISTING UTILITY LINES LESS THAN 66 KV OR OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND

2 ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW

3 ELECTRICAL PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S E S PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS

4 ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS AT A MINIMUM BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24" AROUND ALL PORTIONS OF THE BUILDING TO THE EXTENT PERMITTED BY LAW SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING

5 ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR

6 SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM MAXIMUM HEIGHT FULL CUT-OFF FIXTURES WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 20 ABOVE FINISHED GRADE AND A MAXIMUM LIGHTING LEVEL OF 1 CANDLE FOOT AT THE PROPERTY LINE AS AN OPTION LIGHT EMITTING DIODES LED SITE LIGHTING MAY BE USED WITH LIMITATIONS BELOW CASE BELOW

7 ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 35' FOR FREESTANDING OR BUILDING MOUNTED FIXTURES AND SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE FULL CUT-OFF TYPE HIGH PRESSURE SODIUM FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0 5 FOOT-CANDLES AT THE PROPERTY LINE

8 CONCRETE LIGHT POLE BASES SHALL BE LOCATED WITHIN LANDSCAPE AREAS OR PAINTED TO MATCH THE PRIMARY BUILDING COLOR FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE

9 FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS BY LANDSCAPE SHRUB BY SCREENING WALL OR BY A COMBINATION OF THESE TECHNIQUES

10 BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR OFFICE COMMERCIAL AND MIXED USE DEVELOPMENTS INDUSTRIAL AND BUSINESS PARK BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS

11 ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES TRASH ENCLOSURES SHALL PROVIDE A
LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS TRASH ENCLOSURE GATES SHALL INCORPORATE A MINIMUM OF 80% OPACITY

12 WITHIN COMMERCIAL OFFICE AND MIXED-USE DEVELOPMENTS VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE BOMANITE OR SIMILAR ALTERNATIVE LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED

13 ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS

14 ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED

a ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED WHITE GREEN OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR

b ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT

c ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA

d ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION

e BUILDINGS WITHIN THE 65DB NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION

15 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 30" X 42" WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES TRANSIT SCHEDULES AND CARPOOLING INFORMATION

16 PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH INDUSTRIAL BUSINESS PARK AND MIXED USE PROJECT SHALL PROVIDE A 6 SQFT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS

17 ALL DESIGN AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A SHIELDING CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAA PART 77 AIRSPACE ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS

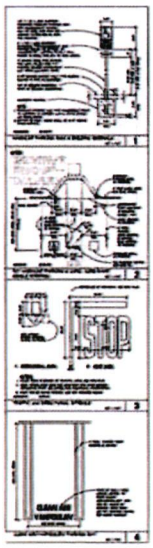
18 ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE FITTED WITH EXHAUST MUFFLING AND NOISE CONTROL FILTER DEVICES TO REDUCE NOISE IMPACTS

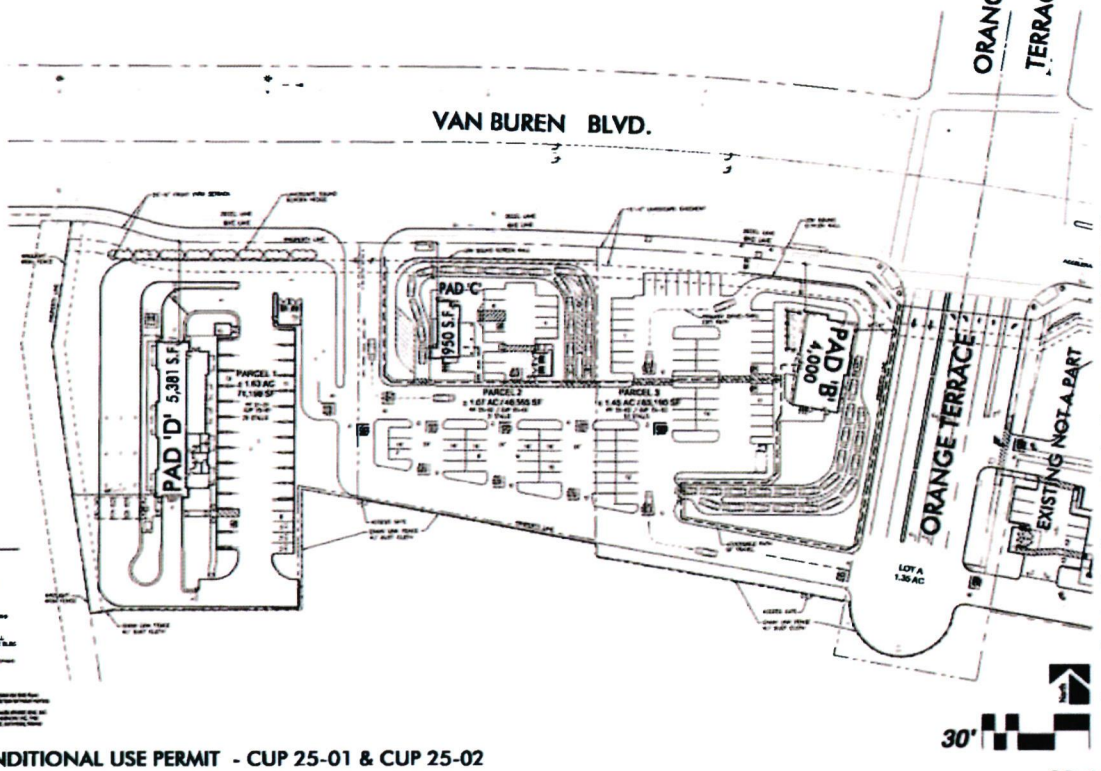
19 PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL DEVELOPMENT IMPACT FEES SHALL BE PAID INCLUSIVE OF "UNIF SCHOOL FEES AND FIRE AND PUBLIC FACILITIES FEES

20 IF ARCHEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN

NADEL

FEBRUARY 20, 2025





VICINITY MAP



Summary

Land	±4.08 AC	±180,943 SF
Building		10,331 SF
Land-to-Bldg Ratio		16.5/1
Coverage		5.7%
Parking Provided		112 stalls
Parking Ratio		10.8/1000

SITE KEY LEGEND

30'

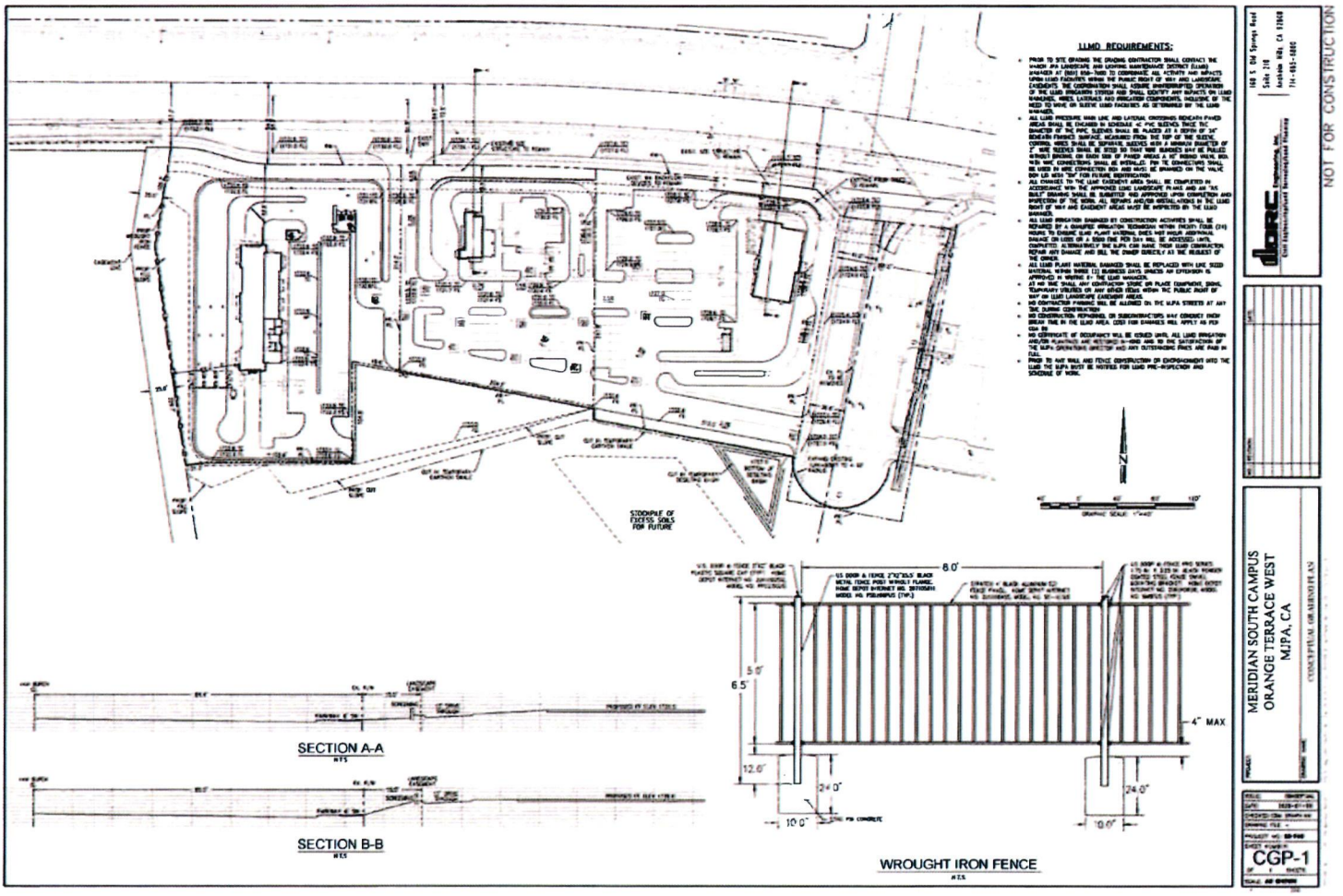
PLOT PLAN/CONDITIONAL USE PERMIT - CUP 25-01 & CUP 25-02

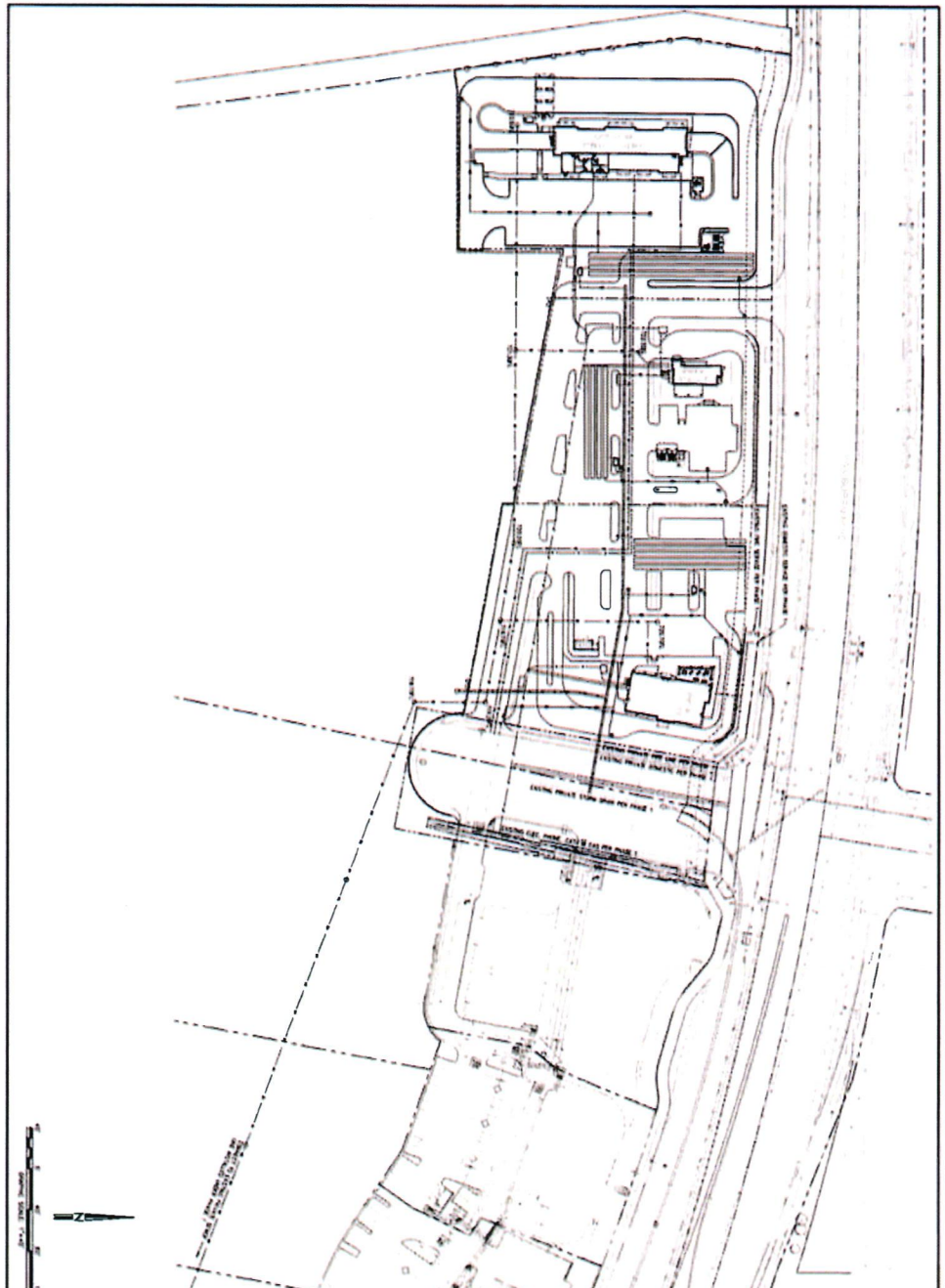
SITE PLAN

SP-1

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

NADEL


LLMD REQUIREMENTS:
STOCKPILE OF EXCESS SOILS FOR FUTURE
SECTION A-A
SECTION B-B
WROUGHT IRON FENCE
8.0'
6.5'
5.0'
4" MAX
12.0'
24.0'
10.0'
MERIDIAN SOUTH CAMPUS
ORANGE TERRACE WEST
M.P.A. CA
CGP-1
NOT FOR CONSTRUCTION

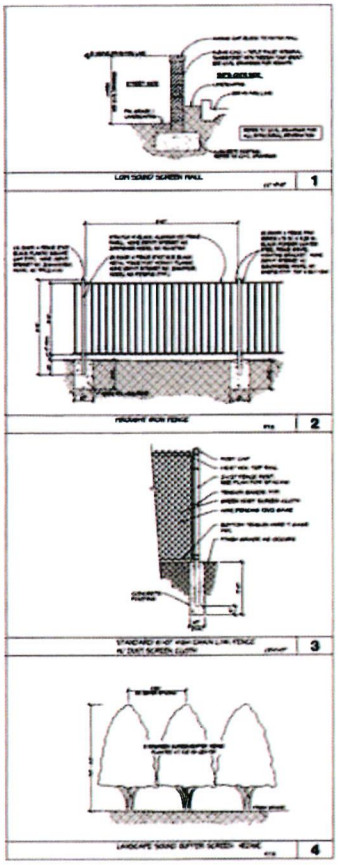


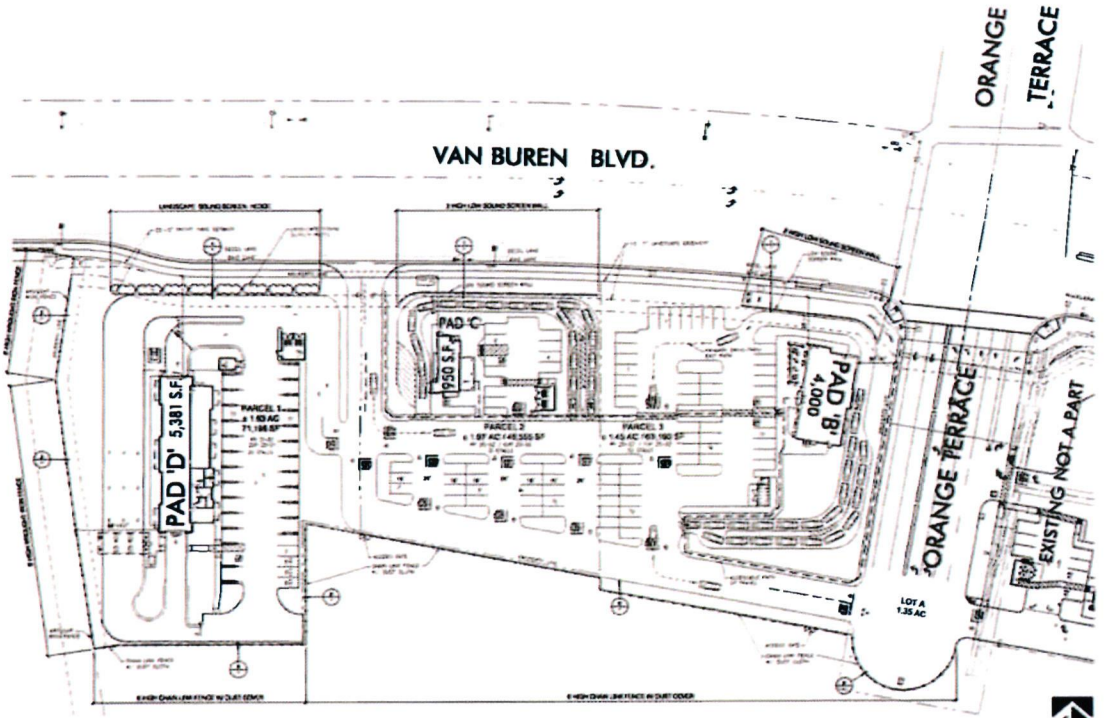
CUP-1

MERIDIAN SOUTH CAMPUS
ORANGE TERRACE WEST
MJPA, CA

CONCEPTUAL UTILITY PLAN

NOT FOR CONSTRUCTION





PLOT PLAN/CONDITIONAL USE PERMIT - CUP 25-01 & CUP 25-02

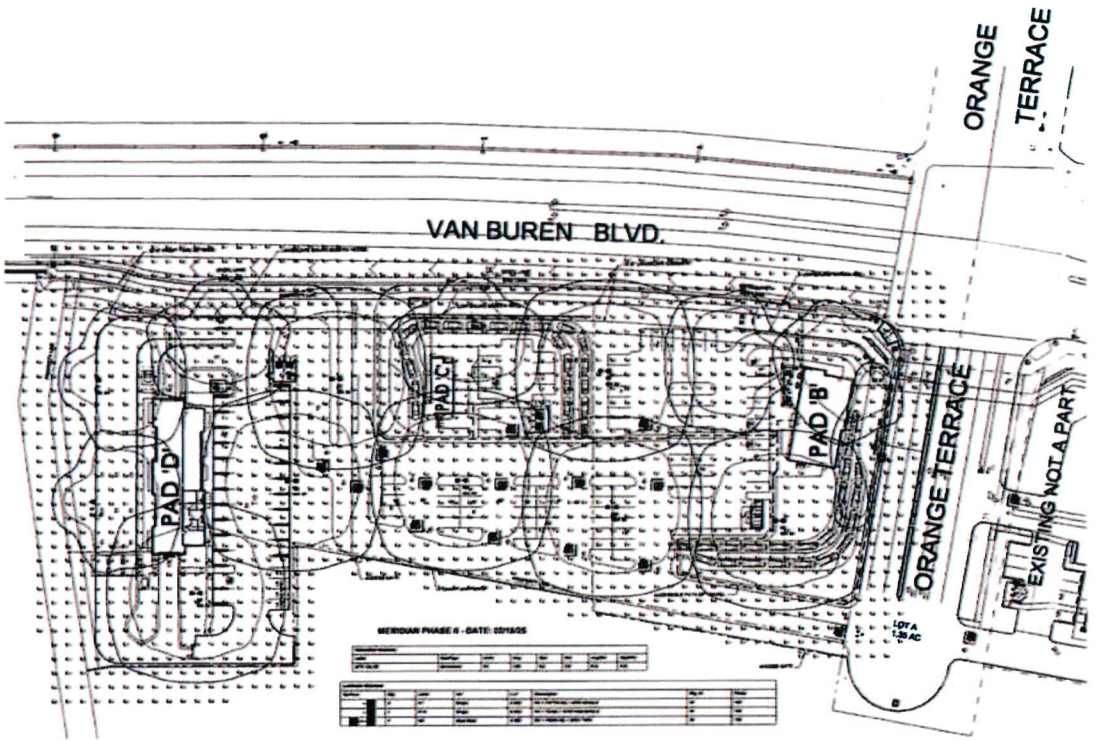
SITE WALL / FENCE PLAN

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

30'

SF-1

NADEL



PLOT PLAN/CONDITIONAL USE PERMIT - CUP 25-01 & CUP 25-02

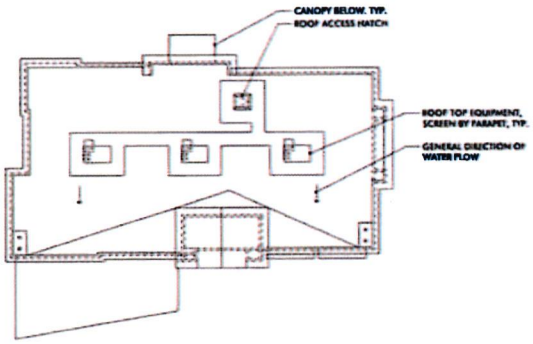
PHOTOMETRIC PLAN

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

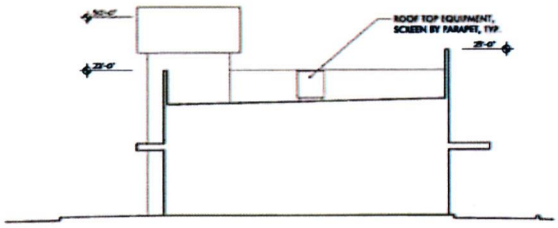
30'

PH-1

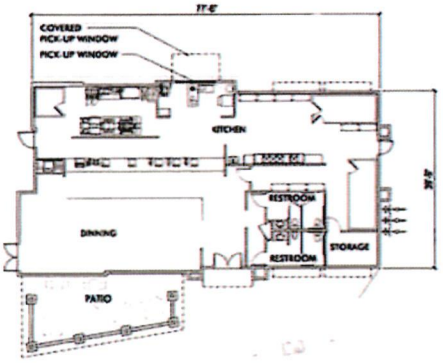
NADEL



ROOF PLAN
SCALE: 1/8"=1'-0"



BUILDING SECTION
SCALE: 3/16"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

GROSS: 4,000 S.F.

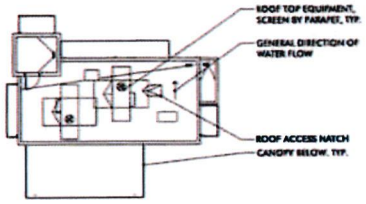
PLOT PLAN/CONDITIONAL USE PERMIT - PAD 'B'

FLOOR PLAN, ROOF PLAN & BUILDING SECTION

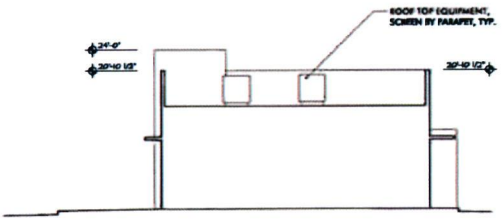
SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

PL-1

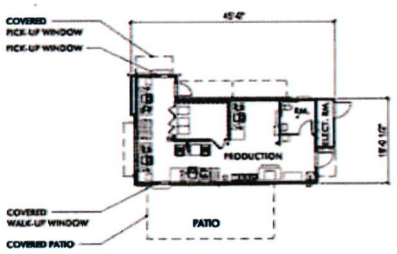
NADEL



ROOF PLAN
SCALE: 1/8"=1'-0"



BUILDING SECTION
SCALE: 3/16"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

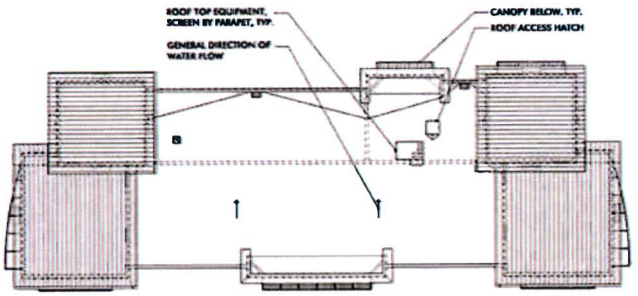
GROSS: 950 S.F.

PLOT PLAN/CONDITIONAL USE PERMIT

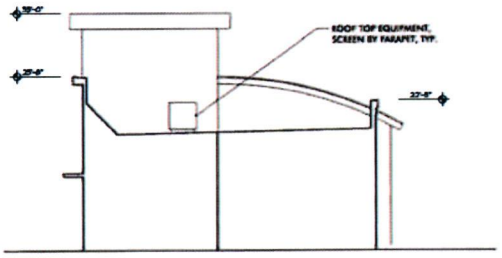
PAD "C" - FLOOR PLAN, ROOF PLAN & BUILDING SECTION

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

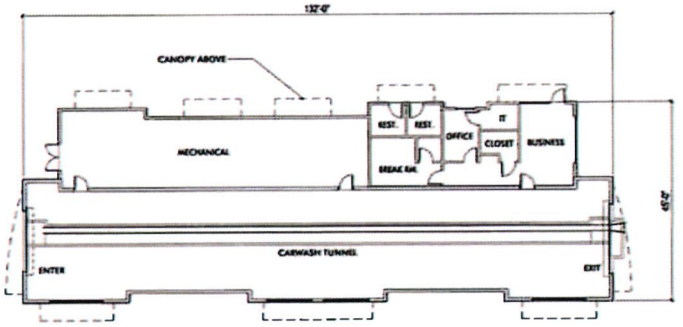
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ROOF PLAN
SCALE: 1/8"=1'-0"



BUILDING SECTION
SCALE: 3/16"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

GROSS: 5,381 S.F.

PLOT PLAN/CONDITIONAL USE PERMIT

PAD "D" - FLOOR PLAN, ROOF PLAN & BUILDING SECTION

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

PL-3

NADEL









LEGEND:

A. PLASTER FINISH
B. STONE VENEER
C. METAL AWNING
D. METAL LOUVER AWNING
E. STEEL TRELLIS
F. GREEN SCREEN
G. FOAM CORNICE/ TRIM WITH PLASTER FINISH
H. CLEAR ANODIZED ALUMINUM STOREFRONT
J. DECORATIVE LIGHT FIXTURE
K. FOAM OUTRIGGER/ BRACE W/ PLASTER FINISH
L. STANDING SEAM METAL ROOF
M. FROSTED WINDOW
N. SPLITFACE CMU
O. PRECISION CMU ACCENT BAND
P. PAINTED ART/ MURAL OR TILE ACCENT
Q. METAL REVEALS
R. FABRIC AWNING



E-1

PLOT PLAN/CONDITIONAL USE PERMIT

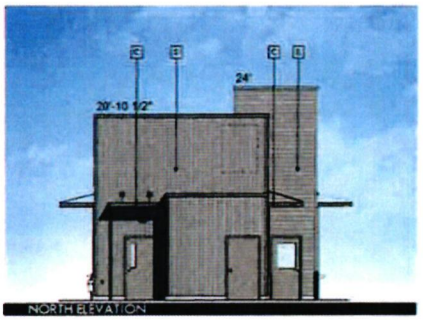
PROPOPOSED EXTERIOR ELEVATIONS - PAD B

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

NADEL



WEST ELEVATION



NORTH ELEVATION



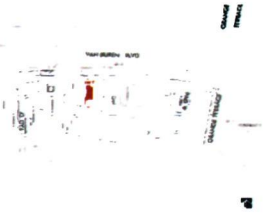
EAST ELEVATION



SOUTH ELEVATION

LEGEND:

A. PLASTER FINISH
B. STONE VENEER
C. METAL AWNING
D. METAL LOUVER AWNING
E. STEEL TRELLIS
F. GREEN SCREEN
G. FOAM CORNICE/ TRIM WITH PLASTER FINISH
H. CLEAR ANODIZED ALUMINUM STOREFRONT
J. DECORATIVE LIGHT FIXTURE
K. FOAM OUTRIGGER/ BRACE W/ PLASTER FINISH
L. STANDING SEAM METAL ROOF
M. FROSTED WINDOW
N. SPLITFACE CMU
O. PRECISION CMU ACCENT BAND
P. PAINTED ART/ MURAL OR TILE ACCENT
Q. METAL REVEALS
R. FABRIC AWNING
S. METAL PANEL



PLOT PLAN/CONDITIONAL USE PERMIT
PROPOPOSED EXTERIOR ELEVATIONS - PAD C
SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

DATE: JANUARY 29, 2021
NADEL JOB#: 1705

NADEL ARCHITECTURE, INC.
1990 S. BUNDY DR., 7TH FLOOR
LOS ANGELES, CA 90025
T.310.826.7100 F.310.914.0182
WWW.NADELARC.COM

NADEL



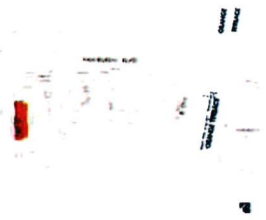






LEGEND:

A. PLASTER FINISH
B. STONE VENEER
C. METAL AWNING
D. METAL LOUVER AWNING
E. STEEL TRELLIS
F. GREEN SCREEN
G. FOAM CORNICE/ TRIM WITH PLASTER FINISH
H. CLEAR ANODIZED ALUMINUM STOREFRONT
J. DECORATIVE LIGHT FIXTURE
K. FOAM OUTRIGGER BRACE W/ PLASTER FINISH
L. STANDING SEAM METAL ROOF
M. FROSTED WINDOW
N. SPLITFACE CMU
O. PRECISION CMU ACCENT BAND
P. PAINTED ART/ MURAL OR TILE ACCENT
Q. METAL REVEALS
R. FABRIC AWNING
S. METAL PANEL



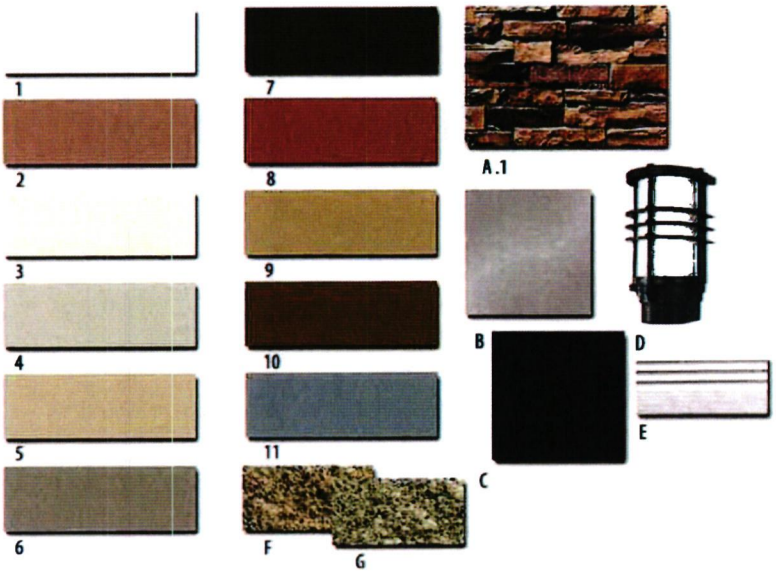
PLOT PLAN/CONDITIONAL USE PERMIT

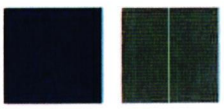
PROPOPOSED EXTERIOR ELEVATIONS - PAD D

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

E-3

NADEL

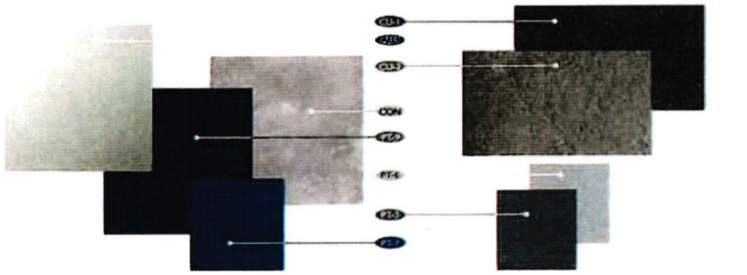




1A. BOX RIB METAL PANEL, COOL REGAL BLUE
1B. BOX RIB METAL PANEL, GRAY
1C. METAL SIDING, DUTCH BROS GRAY

PAD D COLORS AND MATERIALS

- METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178
- METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF / 476R1488 FLUROPON IN THE NAVY
- METAL PANEL - ALUMACORE / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN
- CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STRUT SW7665
- WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
- CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
- CONCRETE / STANDARD GRAY
- EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178
- EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6725
- EXTERIOR PAINT SHERWIN-WILLIAMS / WALL STREET SW7665
- EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176



PADS B & C COLORS AND MATERIALS

PAINT
1. SHERWIN WILLIAMS SW 7570 - EGRET WHITE
2. SHERWIN WILLIAMS SW 7702- SPICED CIDER
3. SHERWIN WILLIAMS SW 6106- KILIM BEIGE
4. SHERWIN WILLIAMS SW 7037- BALANCED BEIGE
5. SHERWIN WILLIAMS SW 7538- TAMARIND
6. SHERWIN WILLIAMS SW 7024- FUNCTIONAL GRAY
7. SHERWIN WILLIAMS SW 6083- SABLE
8. SHERWIN WILLIAMS SW 7701- CAVERN CLAY
9. SHERWIN WILLIAMS SW 6115- TOTALLY TAN
10. SHERWIN WILLIAMS SW 6045- ANTIQUARIAN BROWN
11. SHERWIN WILLIAMS SW 7670- GRAY SHINGLE

STONE VENEER
A.1 CORONADO STONE - IDAHO DRYSTACK- CAMMEL MOUNTAIN

ROOF TILES
B. METAL SALES- MATALLIC SILVER

FABRIC AWNING
C. GLEN RAVEN FIRESIST - BLACK

D. LIGHT FIXTURE
LUMINIS - ECLIPSE W632

ALUMINUM STOREFRONT
E. CLEAR ANODIZE

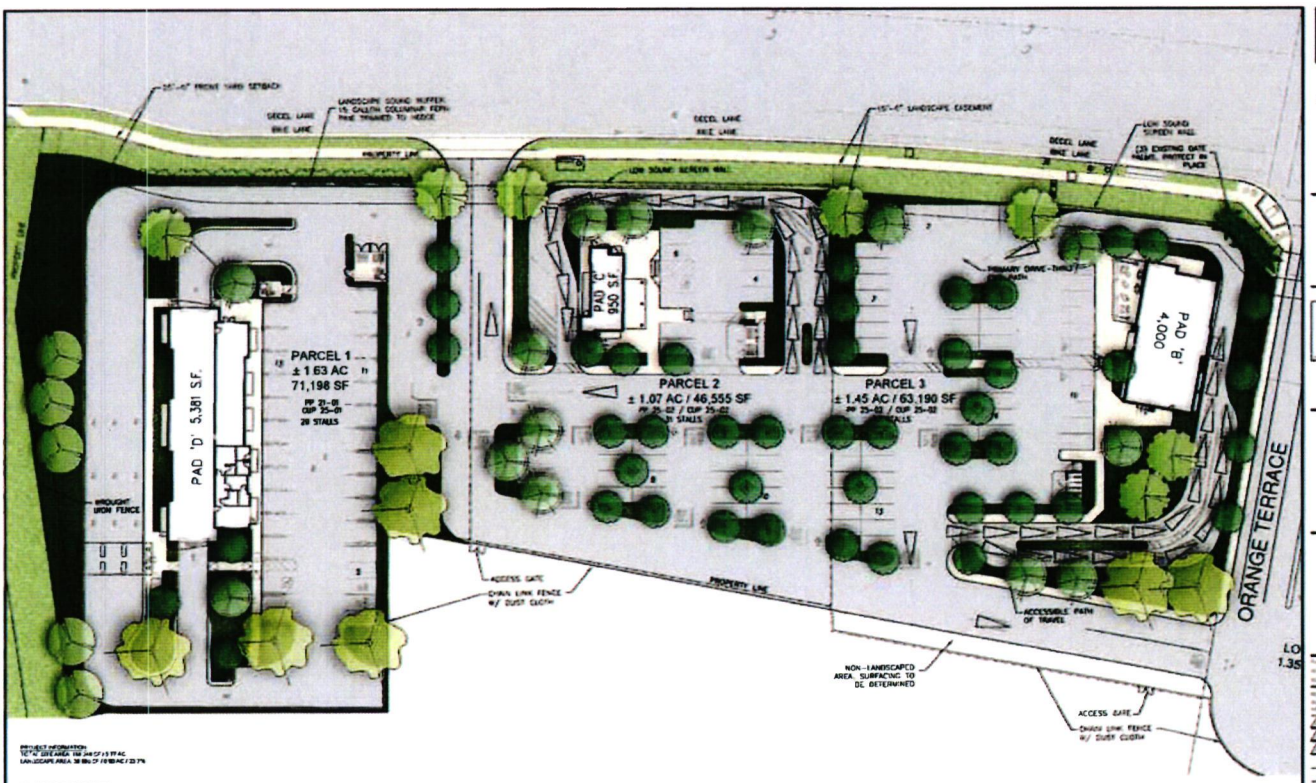
F. ANGELUS BLOCK (SPLITFACE)- CHAMPAGNE
G. ANGELUS BLOCK (PRECISION) - WARM GRAY

COLORS & MATERIALS

MERIDIAN SOUTH CAMPUS -PHASE II

MERIDIAN, CALIFORNIA

NADEL



NADEL

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LOS ANGELES
LAS VEGAS

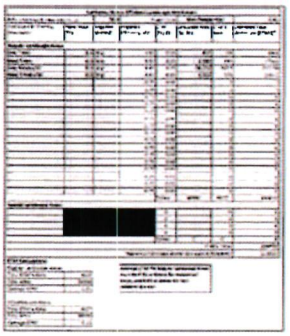
LEWIS RETAIL

SOUTH CAMPUS II

ENTITLEMENT SET

CONCEPTUAL LANDSCAPE PLAN

01



WATER CALCULATIONS

NADEL

NADEL STUDIO ONE INC
1888 S. BARDY DRIVE
SUITE 400
LOS ANGELES CA 90064
T 310.826.2400
F 310.826.0982
WWW.NADELARC.COM
LOS ANGELES
LAS VEGAS

PROFESSIONAL STAMPS

CONSULTANT

CLIENT

LEWIS RETAIL

1156 North Mountain Avenue
Upland CA 91785-8870

PROJECT

SOUTH CAMPUS

SWC OF VAN BUREN & ORANGE
MERIDIAN CA

PUBLIC AGENCY SUBMITTAL

SELECTIVE DEMOLITION	
SELECTIVE DEMOLITION PLAN	
REVISIONS	
INITIAL SUBMITTAL	07/27/17
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ENTITLEMENT SET

CONCEPTUAL LANDSCAPE PLAN

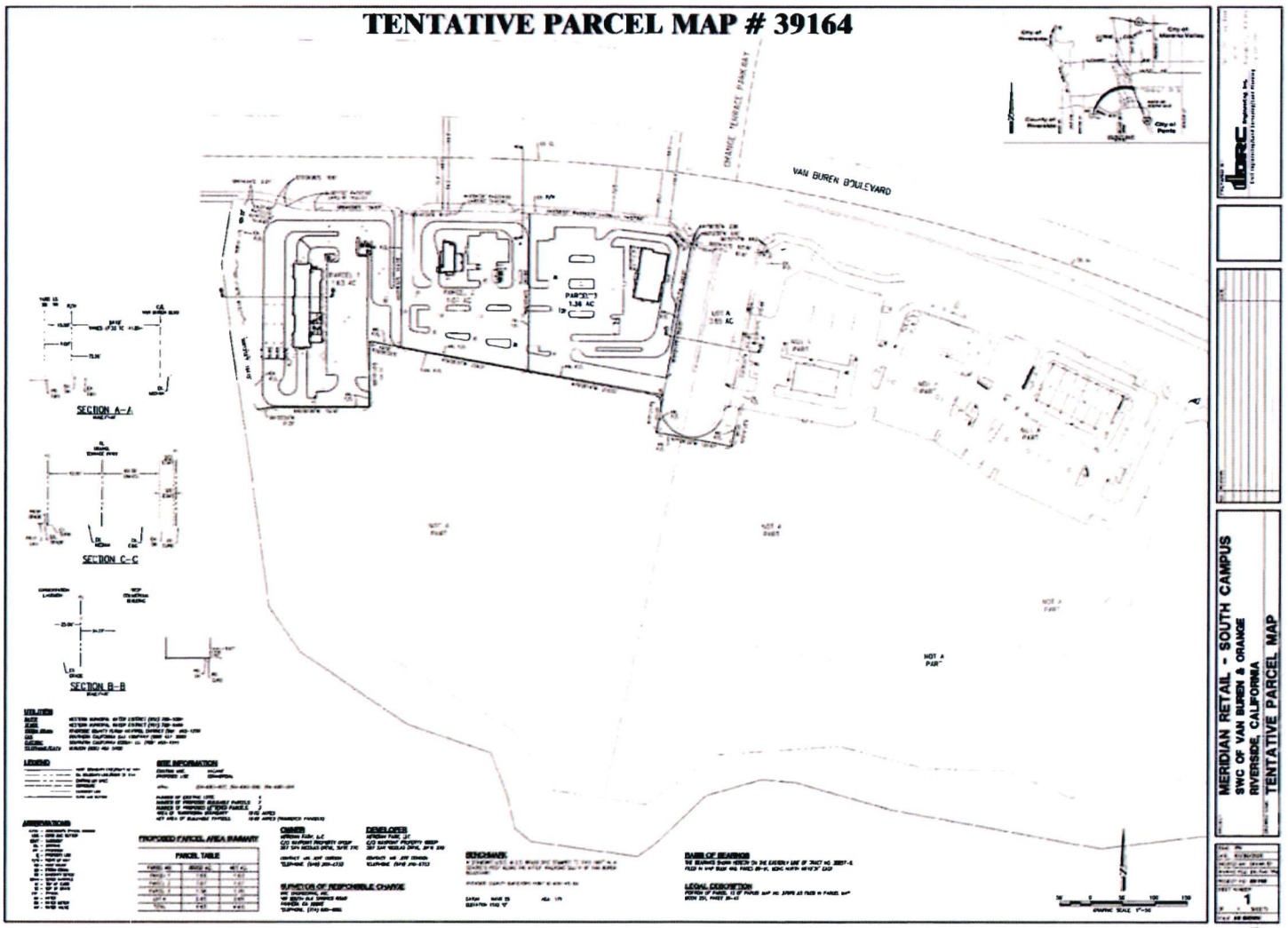
CLP-2

EXHIBIT B

The Commons at Meridian Phase II

Tentative Parcel Map No. 39164 (TPM 39164)

TENTATIVE PARCEL MAP # 39164



MERIDIAN RETAIL - SOUTH CAMPUS
SWC OF VAN BUREN & ORANGE
RIVERSIDE, CALIFORNIA
TENTATIVE PARCEL MAP

EXHIBIT C

Conditions of Approval
CUP 25-01, CUP 25-02
Plot Plan 25-01, Plot Plan 25-02

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT

General Planning Conditions:

1. The site shall be developed in accordance with the approved Plot Plans 25-01 and 25-02, on file in the Planning Department, the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with Plot Plan 25-01 and 25-02. (MJPA 9.14.020)

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

3. Plot Plan 25-01 and 25-02 approvals shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within the March Business Center Specific Plan-Mixed Use zoning district of the March JPA Planning Area. The provisions of the March Business Center Specific Plan (SP-1, A8), including permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein.

5. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

6. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

7. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUP).

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

9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. (MJPA 9.12.020)

10. All new and existing utilities located on the site shall be placed underground. (MJPA 9.13.130)

11. The development shall comply with the noise emission criteria identified in the March JPA Development Code. (MJPA 9.10.140)

12. The development shall comply with all mitigation measures as outlined in the March Business Center Specific Plan Focused EIR and Mitigation Monitoring and Reporting Program. (SCH# 2002071089).

13. Prior to the submittal of any plans/permits for plan check review, the Applicant/Developer shall meet with March JPA staff at a Pre Plan Submittal/Construction Meeting to be determined.

14. Prior to the issuance of any Permit, the Developer shall designate one point of contact for all plan/permitting submittals, from grading to the final tenant improvements, to act as the liaison between the March JPA and the various subcontractors. Individual subcontractors shall not be allowed to submit plans/permit submittals for the project separately, but shall use the single-point-of-contact to handle all plan/permit submittals

15. The Applicant/Developer shall also comply with March JPA Building and Engineering Departments and outside Agency conditions to be performed prior to issuance of Grading and Building Permits and Certificate of Occupancy.

Planning Conditions to be Performed Prior to Issuance of Grading Permits:

16. Prior to issuance of grading permits, the Project applicant shall prepare a traffic control plan that specifically addresses construction traffic and possible lane closures within the public rights-of-way. The traffic control plan shall be reviewed and approved by March Joint Powers Authority (JPA) prior to Project construction.

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

18. Prior to grading permit issuance, an FAA Form 7460-2 would be required for any temporary construction equipment used during construction activities exceeding 38 feet in height.

Planning Conditions to be Performed Prior to Issuance of Building Permits:

19. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

20. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited, to the Criminal Justice Public Facilities, Fire Protection and Parks Development impact fees.

21. Prior to issuance of building permits, the developer shall provide the Planning Department with written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.

22. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light

cut-off shielding details, wattage, illumination type (high- or low-pressure sodium or LED below 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)

23. Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department (RCWMD) for approval. The plan will identify and estimate the materials to be recycled during construction activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts

24. Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

25. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance.

26. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained.

27. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: all transformer cabinets, commercial gas meters and backflow devices shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)

28. The tenant shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Prior to Certificate of Occupancy, signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location.

29. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

Planning Department Landscape Provisions (Timing Varies):

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

31. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD #09-05).

32. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

33. All irrigation and plant material damaged by construction or operational activities shall be replaced with similar 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 onto 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)

38. Be advised that a separate irrigation point connection with a new irrigation controller and pressure pump may be required to irrigate the new LLMD landscape lot.

ADDITIONAL LANDSCAPE CONDITIONS OF APPROVAL (INTERWEST)

39. A 15' LLMD landscape lot behind the existing sidewalk must be dedicated (as a lettered lot) on the final tract map.

40. Trees, shrubs, ground cover and mulch missing in the existing LLMD on Van Buren Boulevard must be replaced with matching plant genus and species. Replace trees must be 36" box or larger. (MJPA Design Guidelines, 6.3.1)

41. Projects necessitating the removal of existing trees (in the LLMD) with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MJPA 9.17.030)

42. Each lot developer is to remove the temporary plastic border separating on site landscape from the LLMD area (if present) and install a 6" X 6" concrete mow curb.

43. On-site trees must be 60% 24" box size located close to the building and 40% 15 gallon. Tree species should be selected with root growth habits that will not cause damage to sidewalks, curbs, and other similarly paved surfaces or such tree species should be sited away from such paved areas.

44. Accent trees at drive entrances and foundation trees at building walls shall be 24" box minimum.

45. Parking lot trees shall be planted to align with the ends of parking lot stripes (between cars)

and away from light standards, to create adequate shade canopies, and avoid damage to tree trunks. (MJPA 9.17.030)

46. The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. Within a maximum of ten (10) years, parking lot trees shall shade a minimum of fifty (50) percent of parking space pavement during the summer months, between 1:00 and 4:00 in the afternoon. A maximum of fifty (50) percent of the parking lot trees may be deciduous unless otherwise approved by the Planning Director. (MJPA 9.17.030). Project landscape Architect to provide a Shading Analysis on plans indicating compliance with this standard.

47. The selection of parking lot trees shall avoid trees with excessive litter, sap or fruit that could damage vehicles. (MJPA 9.17)

48. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) manager at (951) 656-7000 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall ensure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager.

49. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 80 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be in separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

50. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an "as built" drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.

51. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty-four (24) hours to ensure LLMD plant material does not incur additional damage or loss.

52. The LLMD planting area shall landscaped with plant material similar to the existing landscape lot immediately to the east of this project.

NPDES Provisions (Timing Varies):

53. The development shall be subject to all provisions of March Joint Powers Authority General Plan Land Use Policy 8.4, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff

management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

54. The applicant shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the required Low Impact Development best management practices, roof drains to vegetation and trash enclosure. The project proponent should request a Final WQMP Pre-submittal letter before beginning this process. The MJPA Engineering Department shall review and approve the final WQMP text, plans and details.

MJPA ARCHEOLOGY/PALEONTOLOGY:

55. 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.

56. Inadvertent Archeological Finds: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Native American Tribe(s).

    (a) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

    (b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

    (c) Grading of further ground disturbance shall not resume within the area of the discovery

until an agreement has been reached by all parties as to the appropriate mitigation.

(d) Treatment and Disposition of the inadvertently discovered resources shall be carried out in one or more of the following methods:

(e) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources; leaving them in the place they were found with no development affecting the integrity of the resources.

(f) Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in COA #51.

(g) Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the March Joint Powers Authority Planning Director (Director) for a 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."

57. 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.

MJPA BUILDING AND SAFETY:

Regarding The Commons at Meridian Phase II Project, PP 25-01 & 25-02, 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) Mechanical Duct Layout Plans
(1) Roof and Floor Truss Plans
(1) Title 24 Energy Calculations
(1) Approved Rough and Precise Grading Plans
(1) Approved Water Quality Management Plan, (WQMP) and Erosion Control Plan
(1) Approved Stormwater Pollution Prevention Plan

Building & Safety General Information

58. 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 2022 California Green Buildings Standards adopted by the State of California.

59. 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.

60. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection.

61. 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.

62. 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.

63. Construction projects which require temporary electrical power shall obtain an electrical permit from Building & Safety. No temporary electrical power will be granted for 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.

64. Installation of construction trailers must be located on private property. No trailers can be located in the public right-of-way.

65. All site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel 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.

66. 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.

67. 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.

68. Separate plan submittals and permits are required for all accessory structures; an example would be trash enclosures, patios, block walls, play equipment and storage buildings.

69. 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.

70. Building & Safety, (Willdan Engineering) will inspect all structural foundation work, structural work on the building to include plumbing and electrical in the building and on the site, 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 accessibility path of travel 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 common use structures on the site.

71. March Joint Powers Public Works consultants will inspect the on-site utilities 5 feet outside of the building as well as all the stormwater construction, curb, gutter, street and sidewalk construction.

72. Willdan Engineering will review rough and precise grading plans on site as well as the utility plans and any street improvements.

73. Storm Water (CG Resource Management) will inspect the storm water retention facilities on-site.

74. 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

75. Provide pedestrian access and curb ramps from all driveway entrances to parcels from the public right of way.

76. 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.

77. 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.

78. 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.

79. 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.

80. Prior to issuance of building permits, provide Building & Safety with a Will Serve letter from Western Municipal Water District.

81. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

82. 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.

83. A Certificate of Occupancy will be granted to the Developer/Owner when the building is complete, and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety may issue a permit for the tenant improvement prior to completion of the original building permit if all other agencies agree to allow the permit to be issued and the plans or the tenant improvement have been approved.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

84. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

85. The following uses/activities are not included in the proposed project and shall be prohibited at this site.

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a Staff Report Page 4 of 5 straight or circling 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 to the extent as to result in a potential for temporary after-image greater than the low ("green") level.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, 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) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.

(f) Hazards to Flight.

86. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building and shall be recorded as a deed notice.

87. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

88. 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.

89. 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 Staff Report Page 5 of 5 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 5,381 square foot drive-through car wash and two drive-through restaurants totaling 4,950 square feet on three separate parcels located on 4.94-acres, and also to subdivide 4.94-acres into three separate parcels. 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.

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ **Phone:** _____

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)

MARCH JPA ENGINEERING – WILLAN ENGINEERING

With respect to the Conditions of Approval for the above-referenced project, the March Joint Powers Authority (March JPA) requires the applicant to provide the necessary improvements and/or dedications in accordance with the March JPA requirements and standards, as shown on the site plan. It is understood that the site plan accurately reflects all existing rights-of-way, traveled ways, and drainage patterns, and any omissions may necessitate resubmission for further consideration.

General Conditions:

93. Final conditions of approval, including any additional requirements, will be addressed and may be imposed during the plan check process, subject to the review of final grading and civil plans by the March JPA Engineer.

94. The project's grading shall be in a manner to perpetuate existing drainage patterns. Any deviation from this, concentration or increase in runoff, must have approval from adjacent property owners and the March JPA. Drainage easements shall be obtained from affected property owners. The applicant shall accept the offsite runoff and convey it to an adequate outlet. Emergency escape paths shall be provided for all sump conditions.

95. Prior to the commencement of any construction or installation of fencing in the public rights-of-way, an encroachment permit shall be obtained.

Prior to the Issuance of Grading Permit:

96. The developer/property owner shall submit the following to the March JPA for review and approval:
    (a) Precise Grading Plan and Erosion Control Plan
    (b) Drainage Plan, Hydrology and Hydraulic Report for onsite and offsite improvements
    (c) Final WQMP (for reference)

    The project's design shall be in compliance with Western Municipal Water District (WMWD), Riverside County Flood Control and Water Conservation District (RCFC&WCD), Riverside County, Caltrans, March JPA and ADA most recent standards, criteria and requirements and in effect at the time of construction and coordinated with approved plans for adjacent developments.

97. The incremental increase in runoff volume between developed and undeveloped state for the 85th percentile storm, shall be retained within onsite private detention facilities. A geotechnical report showing onsite filtration rages sham be included for any onsite retention.

Prior to Issuance of Building Permit:

98. The developer/property owner shall secure March JPA's and appropriate agency's approval for the improvement plans.

97. The developer/property owner shall provide water and sewer service to this project in accordance with the requirements of the appropriate utility purveyors. This project is within the WMWD service area. Water and sewer improvements shall be installed per WMWD Standards and Fire Department requirements. Fire Department and WMWD approval required prior to March JPA approval.

98. Onsite fire hydrants shall be installed as determined by the Fire Department.

99. All rights-of-way shall be offered to the public and shall continue in force until MJPA accepts or abandons such offers.

100. All weather access shall be provided to the proposed buildings per Fire Department standards.

101. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of First Certificate of Occupancy:

102. Unless currently annexed, this project shall annex to existing landscape, lighting, and drainage maintenance districts established by March JPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the districts. Onsite underground basin(s), pipes, lights and landscape shall be maintained by the owner

MARCH JPA RESOURCE ENGINEERING - CGRME

The referenced project is located within the Master South Campus WQMP. The PWQMP requirements are met through the Preliminary WQMP (Addendum to Master) which was determined to be in substantial compliance, for a preliminary WQMP, in concept, with the requirements of the 2012 Riverside County WQMP Manual. The following conditions apply:

103. 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. This project is included into the South Campus Master WQMP.

104. 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 underground detention system, Modular Wetlands System, self-treating/retaining landscaping, roof drains to vegetation and trash enclosure. The Engineering Department shall review and approve the final WQMP text, plans and details.

RIVERSIDE COUNTY FIRE DEPARTMENT

The Riverside County Fire Department has reviewed this submittal and provided the following comments in accordance with Riverside County Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards:

General Fire Department Advisory Comments:

105. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Will Serve Letters from the responsible water purveyor are required prior to a map recordation.

106. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.

107. Water Plans - If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.

108. Fire Department Access - Fire apparatus access roads shall be provided within 150 feet of all exterior portions of buildings, unless otherwise approved by the fire department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding150 feet in length shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. Fire apparatus access roads shall have an all-weather surface capable of supporting 75,000 pounds. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure.

Reference CFC as amended and Riverside County Fire Department Policies and Standards.

109. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.

110. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.

111. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC as amended.

112. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.

Prior to Grading – Fire Conditions:

113. Water plans – The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

114. Fire Access Road Improvement Plans – The applicant shall submit Precise Grading Plans identifying on-parcel Fire Access Road improvements to all structures in compliance with Fire Department Standards.

Prior to Permit Issuance – Fire Conditions:

115. Phased Construction Access and Water Improvements – If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Contact our office for submittal instructions.

116. Fire Department Plan Review – The applicant or developer must submit plans to the Fire Department for review and approval. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all

fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated February 24, 2025, the Riverside County Flood Control and Water Conservation District provided the following for Plot Plans 25-01 and 25-02 (APN 294-680-008):

117. 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.

118. The development of this site will generate an increase in peak flow rates and could adversely impact the downstream property owners. Mitigation will be required to offset such impacts.

General Information:

119. 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.

120. 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.

121. The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document, and/or Mitigation Monitoring and Reporting Program, and with all other federal, state, and local environmental rules and regulations that may apply, such as, but not limited to, the Multiple Species Habitat Conservation Plan (MSHCP), Sections 404 and 401 of the Clean Water Act, California Fish and Game Code Section 1602, and the Porter Cologne Water Quality Control Act. The District's action associated with the subject project triggers evaluation by the District with respect to the applicant's compliance with federal, state, and local environmental laws.

122. For this project, the Lead Agency is the agency in the address above, and the District is a Responsible Agency under CEQA. The District, as a Co-permittee under the MSHCP, needs to demonstrate that all District related activities, including the actions identified above, are consistent with the MSHCP. This is typically achieved through determinations from the CEQA Lead Agency (if they are also a Co-permittee) for the project. For the MSHCP, the District's focus will be particular to Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2, 7.3.7, 7.5.3, and Appendix C of the MSHCP. Please include consistency determination statements from the Lead Agency/Co-permittee for the project for each of these sections in the CEQA document. The District may also require that an applicant provide supporting technical documentation for environmental clearance.

UNITED STATES POSTAL SERVICE

123. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

WESTERN MUNICIPAL WATER DISTRICT

Below are Western Municipal Water District's (Western) Conditions of Approval for the above-mentioned project as follows:

124. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

125. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to installation of any water meter.

126. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

127. Western, as a member of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

128. The property is located within the 1837 Pressure Zone. Currently, Western has an existing 24" water pipeline located in Meridian Parkway for service connection to the project. The available Fire Flow must be determined bay a fire flow test or fire flow modeling.

129. 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)

130. Western has an existing 12" recycled water pipeline in Meridian Parkway for service connection to the proposed project.

131. Western has an existing 10" sewer pipeline in Meridian Parkway for service connection to the proposed project.

132. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

133. 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.

134. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans

135. Water, Sewer and Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at: http://www.wmwd.com/162/Developer-Handbook

136. Water, Sewer and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at: http://www.wmwd.com/DocumentCenter/Home/View/237

137. Developer to submit grading plans for Western's review and approval before grading permit is issued.

138. Water, Sewer and Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western.

139. The developer is responsible for installing, paying for all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public right-of-way. If the

customer chooses to cross private property, the customer is responsible for obtaining private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

140. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

141. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

142. Contact Western's Development Services Department at (951) 571-7100 for further information.

customer chooses to cross private property, the customer is responsible for obtaining private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

140. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

141. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

142. Contact Western's Development Services Department at (951) 571-7100 for further information.

EXHIBIT D
Conditions of Approval
TENTATIVE PARCEL MAP NO. 39164

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT

General Planning Conditions:

1. The effectiveness of this approval is conditioned upon the subsequent approval of the recordation of Final Map No. 39164.

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

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

4. This development is located within Specific Plan SP-1, A8. Requirements of the March Business Center Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

ENGINEERING DEPARTMENT, WILLDAN ENGINEERING

With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards. It is understood that the site plan and tentative map correctly shows all existing easements, traveled ways and drainage

courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the parcel map and specific plan and to describe the conditions for a completed design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on-and-off-site improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department and Western Municipal Water District Standards and as approved by MJPA. An Encroachment Permit shall be obtained from all affected agencies.

1. The project shall adhere to the conditions of the original Tentative Parcel Map No. 39164 and as amended including dedication of all street improvements.

Prior to Recordation of Final Map

2. The Final Parcel Map shall be submitted to JPA for review and approval.

3. All monuments shall be set prior to recordation or in lieu fee deposited with JPA.

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

Prior to issuance of Building Permit:

5. Parcel Map 39164 shall be submitted to County of Riverside Survey Division for map checking, approval and recordation.

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.

7. 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

MERIDIAN PARK, LLC
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR
THE COMMONS AT MERIDIAN PHASE II
CONDITIONAL USE PERMITS 25-01 & 25-02
PLOT PLANS 25-01 & 25-02
TENTATIVE PARCEL MAP NO. 39164

The March Joint Powers Commission considered and **APPROVED** The Commons at Meridian Phase II Project, with **Conditions of Approval**, on **April 9, 2025**.

Meridian Park, LLC acknowledges and accepts the Conditions of Approvals for The Commons at Meridian Phase II, as approved by the March Joint Powers Commission. Upon signature and return of this Acceptance to the March Joint Powers Authority, Merdian Park, LLC, will be allowed/authorized to submit construction plans for The Commons at Meridian Phase II Project.

MERIDIAN PARK, LLC

Timothy Reeves — **Owner/Applicant Signature**

6/17/2025 — **Date**

Timothy Reeves — **Owner/Applicant Printed Name**

VP — **Owner/Applicant Title/Position**

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 9 (1)

Meeting Date: April 9, 2025

Action: **CONSIDER THE FOLLOWING ACTIONS AS THEY PERTAIN TO MERIDIAN PARK, LLC REQUEST INVOLVING A 5,381 SQUARE FOOT, AUTOMATED CAR WASH FACILITY, AND TWO DRIVE-THROUGH RESTAURANTS OF 4,000 SQUARE FEET AND 950 SQUARE FEET, REPECTIVELY, LOCATED WITHIN THE COMMONS AT MERIDIAN PHASE II, AT THE SOUTHWEST CORNER OF VAN BUREN BOULEVARD AND ORANGE TERRACE PARKWAY, RIVERSIDE, CALIFORNIA: 1) ADOPT RESOLUTION JPA 25-05, FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162 AND APPROVING CONDITIONAL USE PERMIT NOS. 25-01 AND 25-02 (CUP 25-01 & 25-02), PLOT PLAN NOS. 25-01 AND 25-02 (PP 25-01 & 25-02), AND TENTATIVE PARCEL MAP NO. 39164 (TPM 39164), SUBJECT TO CONDITONS OF APPROVAL; AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution No. JPA 25-05, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving Conditional Use Permit Nos. 25-01 and 25-02 (CUP 25-01 & 25-02), Plot Plan Nos. 25-01 and 25-02 (PP 25-01 & 25-02), and Tentative Parcel Map No. 39164 (TPM 39164), subject to Conditions of Approval for the development of The Commons at Meridian Phase II Project; and

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

Applicant: Meridian Park, LLC

Background:

The Commons at Meridian Phase II project consists of a proposed retail center located on Lot 1 within the South Campus of the March Business Center Specific Plan, specifically at the southwest corner of Van Buren Boulevard and Orange Terrace Parkway. The Specific Plan zoning for the site is Mixed Use. Phase 1, and located opposite Orange Terrace Parkway from the Phase II site, was approved by the March JPA on October 19, 2018 and has been constructed and is fully occupied. The total building area in Phase II is approximately 10,331 square feet and includes 112 parking spaces, 24 of which are reserved for self-vacuum/detailing at the car wash site. The entire site is located within the Elementary School Buffer Zone, which extends 0.25 miles outward from Thomas Rivera Elementary School.

Proposed Project:

In January 2025, March JPA Staff received applications to allow a drive-through car wash and two drive-through restaurants within The Commons at Meridian Phase II (formerly referred to as "Orange Terrace Retail Center Phase II"), March Business Center, South Campus. Plans were distributed for comment to reviewing agencies on February 10, 2025, with a due date for response by February 25, 2025. The project applications include the following:

- ***Conditional Use Permit (CUP) 25-01***: The proposed CUP would allow for the development of two drive-through restaurants, 950 square feet and 4,000 square feet, respectively, on two pads within the 4.08-acre site. Both drive-through restaurants will have dual lane entrances, merging into one lane prior to reaching order window. The order window for the 4,000 square foot drive-through (Pad B, Parcel 3) is located on the east (Orange Terrace Parkway) side of the building. The order window for the 950 square foot drive-through is located on the west side of the building, facing the entrance to the site. Maximum building heights range from 24 feet to 30 feet. Customers may access the site directly from Orange Terrace or via a main entrance from Van Buren Boulevard. Tenants have not been identified at this time.

- ***Conditional Use Permit (CUP) 25-02***: The proposed CUP would allow for a 5,381 square foot car wash, oriented with the entrance to the wash tunnel located at the south end of the site. A screen/sound wall with landscaping will be constructed at car wash tunnel exit facing Van Buren Blvd. The primary entrance to the car wash site is via the primary Project entrance off Van Buren Blvd. A secondary entrance is planned off Orange Terrace Parkway. The site will include 29 parking stalls, including 24 vacuum/ detailing stations. Customers will pay for service at the pay station and then proceed to the car wash tunnel, approximately 132 feet in length, and remain in their car during the wash cycle. The car wash building will also contain an enclosed mechanical area, office, break room, two restrooms and small retail area.

  Upon exiting the carwash tunnel, customers will have the option of exiting the facility entirely or moving their vehicle to a covered vacuum/detailing area. The building is single-story with varying building heights and a tower feature, with a maximum height of 35 feet.

- ***Tentative Parcel Map (TPM) 39164***: The Tentative Parcel Map proposes to subdivide a 4.08-acre parcel into four lots to accommodate the proposed businesses on three separate parcels. A 0.85-acre parcel is proposed for the southerly extension of Orange Terrace Parkway (Lot A).

Figure 1: Vicinity Map



Figure 2: Site Plan

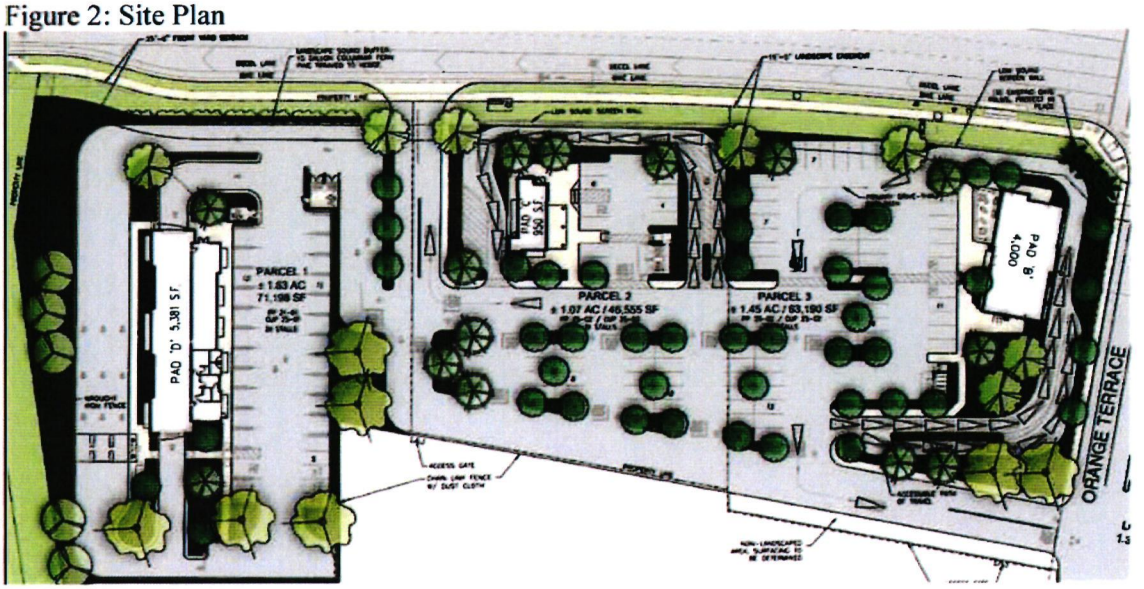
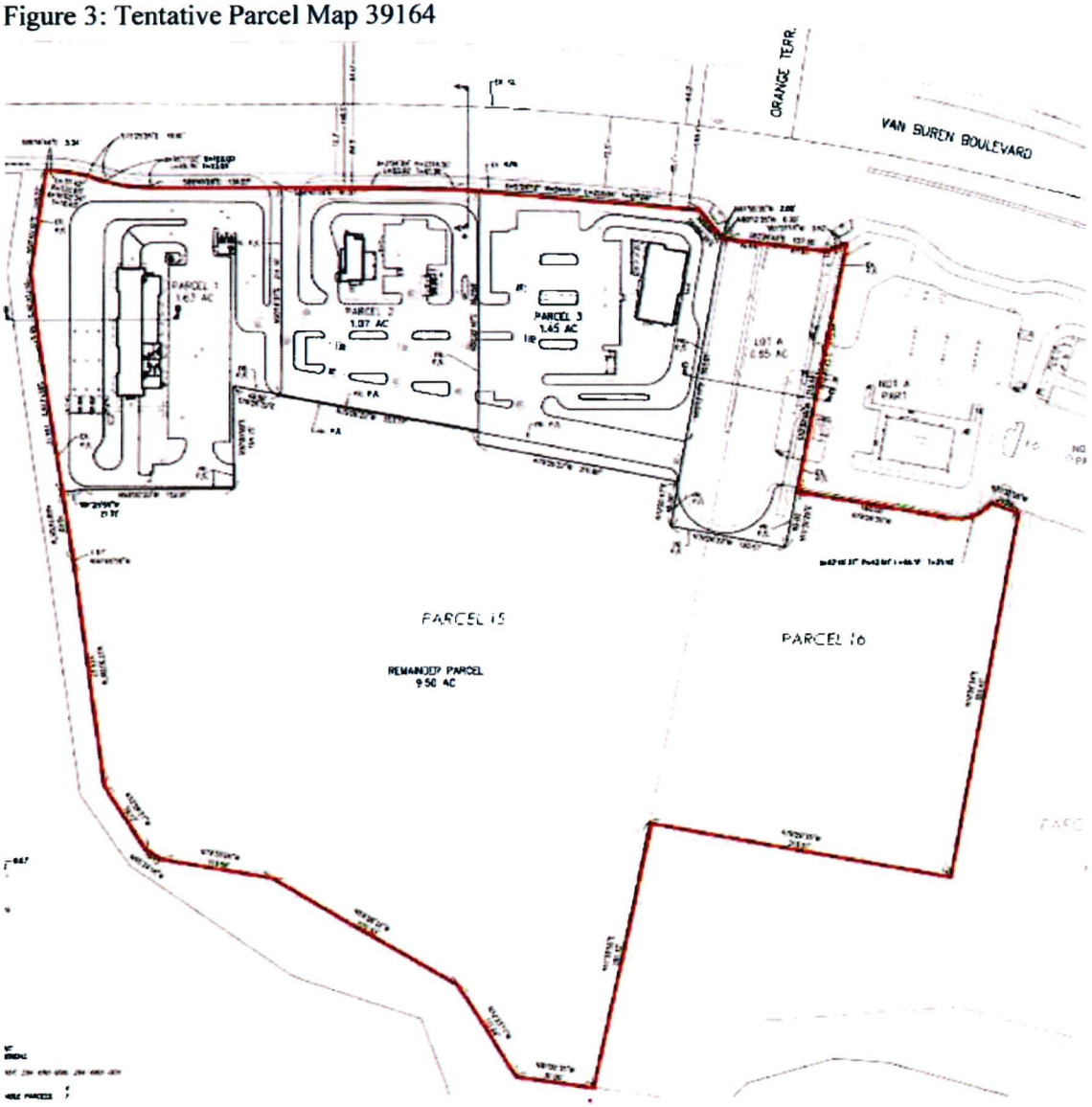


Figure 3: Tentative Parcel Map 39164



Compliance with March Business Center Specific Plan (SP-1, A8) Development Standards:

The Project is in full compliance with the March Business Center Development Standards, as specified below:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Minimum Site Area	30,000 sq. ft.	180,943 sq. ft. (4.08 acres)
Minimum Site Width	100'	641'
Minimum Site Depth	100'	319'

Building Area:	N/A	Drive-Thru #1 (Pad B): 4,000 sq. ft. Drive-Thru #2 (Pad C): 950 sq. ft. Car Wash Building (Pad D): 5,381 sq. ft. **Total: 10,331 sq. ft.**
Building Coverage (Max):	35%	5.79%
Minimum Setbacks:	Front: 20' Interior Side: 0' Street Side: 15' Rear: 10'	Front: 39' Interior Side: 68' (west property line) Street Side: 30'9" (Orange Terrace) Rear: 70'
Maximum Building Height:	50'	35'
Landscaping Required:	20%	23.7% (38,990 sq. ft.)
Parking:	Fast Food: 8 spaces/1,000 sf Other Commercial: 3.5 spaces per 1,000 sf	112 spaces (including 24 vacuum/detail spaces at car wash site)

Staff Analysis:

Project Design and Aesthetics:

The building design and landscape palette are regulated by the March Business Center Design Guidelines. Sheets E-1 to E-3 of the Plan Set (Exhibit A to JPA Resolution 25-05) depict the building materials, color palette, building elevations, including heights. Sheet CLP-1 consists of the conceptual landscape plan and plant palette. The contemporary architectural design, materials and colors are consistent with the Design Guidelines and are compatible with previously entitled and constructed retail development on other March JPA sites. The proposed landscape design and plant palette are also consistent with the On-Site Plant Selection List contained in the Design Guidelines. Landscape design is also consistent with the Van Buren Corridor Landscape Concept, including the concept for Van Buren Boulevard at Orange Terrace Parkway.

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

Offsite Views: Views of the Project site are screened and buffered by a landscaped 15-foot-wide landscape easement with screen hedge, proposed to be annexed into the existing Landscape and Lighting Maintenance District (LLMD) which serves The Commons at Meridian Phase 1 site.

Figure 3: Car Wash Perspective – Van Buren Blvd.

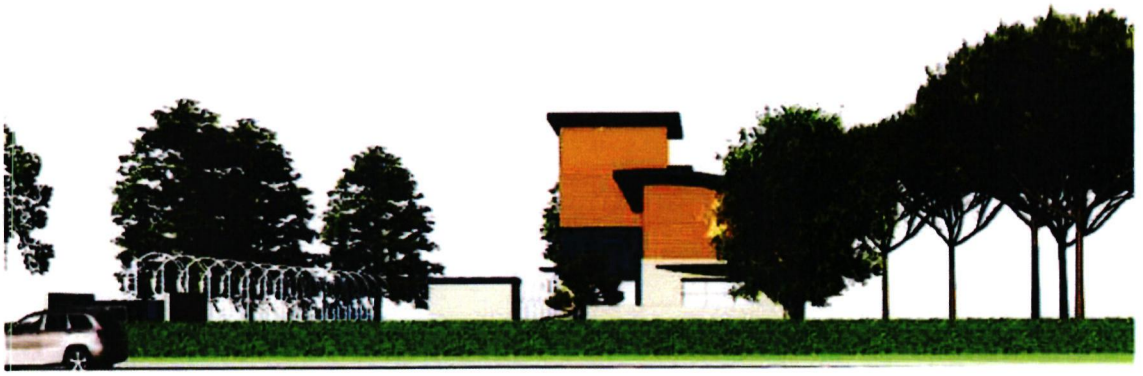
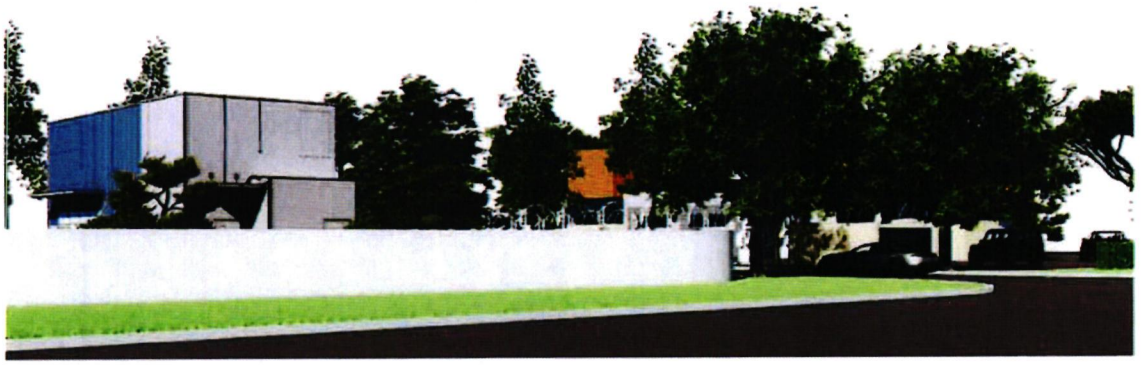


Figure 4: Van Buren Perspective - Primary Entrance to Project Site



Noise:
A Noise Technical Memorandum review of the noise analysis submitted by the applicant determined that the proposed Project will not exceed the established City of Riverside operational noise standard and is, therefore, consistent with the 2020 Noise Study. The operational noise impacts are considered less than significant to the nearby noise-sensitive receive locations (e.g., residences located north of Van Buren Blvd. on Red Poppy Lane). The analysis states that noise from Van Buren Blvd. is expected to overshadow and effectively mask the project-related operational noise activities nearby residences.

Traffic:
A Traffic Technical Memorandum review of the traffic analysis submitted by the applicant determined that the proposed Project will generate 1,658 two-way trips per date (including 32 daily truck trips), with 120 trips generated during the AM peak hour and 144 trips generated during the PM peak hour. The analysis concludes that the project-related trips are within the trips evaluated as part of the South Campus 2020 Traffic Study and is, therefore, consistent with the traffic planning documents and mitigation measures identified in the March Business Center Specific Plan (SP-1, Amendment 8).
Market Analysis: The analysis concludes that the Riverside area is currently underserved with only 2 (including MCW & Wash Bank) serving approximately 26,000 people.

Elementary School Buffer Zone

The entire site is located within the Elementary School Buffer Zone, which extends 0.25 miles outward from Thomas Rivera Elementary School. According to the March Business Center Specific Plan (page III-10), the objective of this zone is to limit the potential for incompatible uses nearby the school. The Specific Plan lists uses which are incompatible with the zone; none of which are proposed onsite. All permitted and conditionally permitted uses are required to submit a noise study and identify any hazardous material impacts on the school. A noise study has been submitted and is discussed above. The project will not result in any adverse impacts on the school.

Permitted Use Interpretation:

Staff reviewed the Applicant's request for Director Interpretation (February 11, 2025) for a Permitted Use Interpretation for the proposed Car Wash. Currently, car wash use is not identified as a permitted use on the Meridian Specific Plan Land Use Table (Table III-1, page III-8), within the Mixed Use land use district. The Chief Executive Officer of the March JPA determined that the proposed car wash use is similar to, and no more objectionable than other permitted and conditionally permitted uses identified within the Meridian Specific Plan area and the March JPA Development Code (which does list car wash as a conditionally permitted use within the Retail zone). Therefore, the proposed Project is allowed within the Mixed Use land use district and would be allowed to proceed as a Conditional Use Permit approval.

ALUC Review:

The proposed Project is scheduled to be reviewed and considered by the Airport Land Use Commission on April 10, 2025 for consistency with the 2014 Riverside County Airport Land Use Compatibility Plan for March Air Reserve Base/March Inland Port. The Project site is located within Compatibility Zone C2, which limits average intensity to 200 people per acre. The published ALUC staff report on the proposal recommends that the Project be found Conditionally Consistent with the 2014 March Air Reserve Base/Inland Port Land Use Compatibility Plan, and has recommended nine conditions of approval. The recommended conditions have been included in the Resolution (Attachment 1).

Conclusion

The proposed Project has been designed to be architecturally compatible with surrounding development and the aesthetic character of the area. The proposed Project would be consistent with the Specific Plan Development Standards and guidelines to ensure visual compatibility. The Development Standards include site area, lot dimensions, building height, building setbacks, landscaping, and parking requirements.

The proposed Project would convert an existing, undeveloped site into an automated car wash facility and two drive-through restaurants with parking, circulation, and landscaping. Since the immediate area is currently developed with commercial to the east, residential uses to the north (north of Van Buren Blvd.), and planned office, business park, mixed use and commercial uses to the south and west, the proposed Project would not substantially degrade the existing visual character or quality of the March Business Center Specific Plan area.

The proposed Project is consistent with the March Business Center Specific Plan's development regulations and standards, including permitted and conditionally permitted uses. The proposed

Project is also consistent with the Specific Plan's transportation, infrastructure, landscape standards and Design Guidelines, including landscape palette and design concepts.

California Environmental Quality Act Compliance:

CEQA and the State Guidelines for Implementing CEQA ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies: (1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities; (2) Identify the ways that environmental damage can be avoided or significantly reduced; (3) Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.

The March JPA previously considered and adopted an Addendum to the certified South Campus Specific Plan and Village West Drive Extension Project Final Subsequent Environmental Impact Report (SCH #2020059028) in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous FSEIR and Addendum. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures, pursuant to State CEQA Guideline 15162. Accordingly, staff will recommend filing a Notice of Determination.

Staff Recommendation:

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

1. Adopt Resolution JPA 25-05, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving a Conditional Use Permits (CUP 25-01 & CUP 25-02), Plot Plans (PP 25-01 & PP 25-02), and Tentative Parcel Map No. 39164 (TTM 39164), subject to Conditions of Approval for the development of The Commons at Meridian Phase II Project.

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

Attachment(s):

1. Resolution JPA 25-05, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving Conditional Use Permits (CUP 25-01 & CUP 25-02), Plot Plans (PP 25-01 & PP 25-02), and Tentative Parcel Map No. 39164 (TTM 39164), subject to Conditions of Approval for the development of The Commons at Meridian Phase II Project.

    - *Exhibit A: Plan Set (CUP 25-01, PP 25-01); (CUP 25-02, PP 25-02): Site Plan, Floor & Roof Plans, Building Elevations, Color/Material Board, Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan*

- *Exhibit B: Tentative Parcel Map No. 39164 (TPM 39164)*
- *Exhibit C: Conditions of Approval*
- *Exhibit D: Conditions of Approval Tentative Parcel Map No. 39164*

2. Notice of Determination
3. Permitted Use Interpretation Letter

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): 2020059028

Project Title: The Commons at Meridian Phase II: Conditional Use Permit 25-01 (Plot Plan 25-01); Conditional Use Permit 25-02 (Plot Plan 25-02); Tentative Parcel Map No 39164 (TPM 39164).

Project Applicant: Meridian Park, LLC

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

The 4.08-acre vacant Project site is located at the proposed retail center located on Lot 1 within the South Campus of the March Business Center Specific Plan, specifically at the southwest corner of Van Buren Boulevard and Orange Terrace Parkway. in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. See the location map below.

General Project Location (City and/or County): County of Riverside

Project Description: The proposed Project consists of the following:

Conditional Use Permit (CUP) 25-01 and Plot Plan (PP 25-01): The proposed CUP would allow for the development of two drive-through restaurants, 950 square feet and 4,000 square feet, respectively, on two pads within the 4.08-acre site. Both drive-through restaurants will have dual lane entrances, merging into one lane prior to reaching order window. The order window for the 4,000 square foot drive-through (Pad B, Parcel 3) is located on the east (Orange Terrace Parkway) side of the building. The order window for the 950 square foot drive-through is located on the west side of the building, facing the entrance to the site. Maximum building heights range from 24 feet to 30 feet. Customers may access the site directly from Orange Terrace or via a main entrance from Van Buren Boulevard. Tenants have not been identified at this time.

Conditional Use Permit (CUP) 25-02 and Plot Plan (PP 25-02): The proposed CUP would allow for a 5,381 square foot car wash, oriented with the entrance to the wash tunnel located at the south end of the site. A screen/sound wall with landscaping will be constructed at car wash tunnel exit facing Van Buren Blvd. The primary entrance to the car wash site

is via the primary Project entrance off Van Buren Blvd. A secondary entrance is planned off Orange Terrace Parkway. The site will include 29 parking stalls, including 24 vacuum/ detailing stations. Customers will pay for service at the pay station and then proceed to the car wash tunnel, approximately 132 feet in length, and remain in their car during the wash cycle. The car wash building will also contain an enclosed mechanical area, office, break room, two restrooms and small retail area. Upon exiting the carwash tunnel, customers will have the option of exiting the facility entirely or moving their vehicle to a covered vacuum/detailing area. The building is single-story with varying building heights and a tower feature, with a maximum height of 35 feet.

Tentative Parcel Map (TPM) 39164: The Tentative Parcel Map proposes to subdivide a 4.08-acre parcel into four lots to accommodate the proposed businesses on three separate parcels. A 0.85-acre parcel is proposed for the southerly extension of Orange Terrace Parkway (Lot A).

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.

Meridian Park, LLC

This is to advise that the (☒ **Lead Agency** or ☐ Responsible Agency) has approved the above the described project on **April 9, 2025** and has made the following determinations regarding the above described project:

1. ☐	The project will have a significant effect on the environment.
☒	**The project will NOT have a significant effect on the environment beyond those previously analyzed.**
2. ☒	**A Subsequent Environmental Impact Report, and subsequent CEQA Addendum, were previously prepared and certified/adopted for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency (SCH# 2020059028).**
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☒	**A CEQA Addendum was prepared, which considered this proposed project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.**
3. ☒	**Mitigation measures from the applicable Certified Subsequent EIR were made a condition of the approval of the project but were adopted when the Subsequent EIR was certified.**
☐	Mitigation measures were NOT made a condition of the approval of the project.
4. ☐	A Mitigation Monitoring or Reporting Plan was adopted for this project.
☒	**A new Mitigation Monitoring or Reporting Plan was NOT adopted for this project.**
5. ☐	A Statement of Overriding Considerations was adopted for this project.
☒	**A Statement of Overriding Considerations was NOT adopted for this project but were made when the Subsequent EIR was certified.**
6. ☒	**Findings were made pursuant to the provisions of CEQA that no further environmental analysis was required pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.**
☐	Findings were NOT made pursuant to the provisions of CEQA.

	Custodian: March Joint Powers Authority	**Location:** 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date:	**Signature:** **Mark R. Tomich, AICP**
Date Received for Filing: _____	**Title:** Contract Planner

Authority cited: Sections 21083, Public Recourse Code. Reference Section 21000-21174, Public Resources Code.



Project Location:
The approximately 4.08-acre, vacant Project site is located southwest of the intersection of Van Buren Boulevard and Orange Terrace Parkway, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.

February 25, 2025

Timothy C. Reeves
Vice President – Retail Project Development
Lewis Retail Centers
1156 North Mountain Avenue
Upland, CA 91785

RE: CODE INTERPRETATION – CAR WASH USE
(The Commons at Meridian Phase II)

Dear Timothy:

This letter is in response to your letter, dated February 11, 2025, requesting a Permitted Use interpretation for a car wash use within the Mixed-Use zone, and an Elementary School Buffer overlay zone, of the March Business Center Specific Plan (SP-1, A8). Specifically, the project site is located in the "The Commons at Meridian" (Meridian South Campus), southwest of Orange Terrace Parkway and Van Buren Boulevard.

As noted in your letter, a "car wash" is not a listed use within the Mixed-Use District of the Specific Plan. However, it is a permitted use within the MJPA Development Code, subject to a Conditional Use Permit. The use does not correspond to the definition of an Automobile Service Station, a prohibited use within the Mixed-Use zone, which is defined as "*A retail place of business engaged in supplying goods and services essential to the normal operation of automobiles, whose primary use is the dispensing of automotive fuel and motor oil.*"

Although there is not a definition of "car wash" in the JPA Development Code or the Specific Plan, research of surrounding member jurisdictions' codes revealed the following definition of "car wash" within the City of Riverside's Zoning Code: "*Vehicle wash facility means the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment open to the public and not associated with private fleet maintenance that are incidental to fleet use.*"

Based on the aforementioned, a determination can be made that a Conditional Use Permit for a car wash at the proposed location would be appropriate, and that a car wash is not a restricted use within the Elementary School Buffer overlay zone as it does not fit the definition of a service station, and would have similar noise and circulation impacts as the surrounding retail uses. If you require further information regarding this determination, please contact me at (951) 656-7000, or by email at martin@marchjpa.com.

Sincerely,

Grace I. Martin, DPPD
Chief Executive Officer
March Joint Powers Authority

cc: Mark Tomich
Jeffrey Smith

August 09, 2022

Timothy Reeves
Vice President Retail Project Development
Lewis Retail Centers
1156 N. Mountain Avenue
Upland, CA 91786

RE: SOUTH CAMPUS BUILDING E PROJECT

File No(s):	Plot Plan (PP 22-05)
Project Name:	South Campus Building E
Addresses/Location:	20036 Caroline Way, Riverside, CA 92518

Dear Mr. Reeves,

On August 04, 2022, the March Business Center Implementation Committee found Plot Plan 22-05 consistent with the March Business Center Specific Plan (SP-1, A8), the March Business Center Design Guidelines, and the Meridian South Campus Specific Plan and Village West Drive Extension Project Subsequent EIR and its mitigation measures and directed Staff to file a Notice of Exemption pursuant to March Joint Powers Authority's local CEQA guidelines. Filing and posting of an NOE starts a 35-day statute of limitations period on legal challenges to the approval under CEQA Section 15062(d). Additionally, I have attached the approved project Conditions of Approval, as amended through the attached Memorandum. Should you have any questions related to this correspondence you may contact me via e-mail at sotelo@marchjpa.com or by phone at (951) 656-7000.

Sincerely,

Lauren Sotelo

Lauren Sotelo
Senior Planner

Attachments:

1. Final Project Conditions of Approval
2. Memorandum
3. Copy Notice of Exemption

ATTACHMENT 1

Standard Conditions of Approval

South Campus Building E
Design Plan 22-05

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The site shall be developed in accordance with the approved Design Plan 22-05 on file in the Planning Department, the March Business Center Specific Plan (SP-1, Amendment #8), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Design Plan. (MJPA 9.14.020)

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

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

4. This development is located within Specific Plan SP-1, Amendment #8. Requirements of the March Business Center Specific Plan including the permitted uses, development standards, the

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March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone (AICUZ).

6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV. A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC and have been incorporated into the Specific Plan. (MMRP)

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

8. The development shall incorporate 5% of parking spaces as preferential parking for carpools and vanpools in extremely convenient locations. (MMRP)

9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. If requirements differ, the proposed signage shall meet the stricter of the provisions. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)

10. All new and existing utilities located on the site shall be under grounded. (MJPA 9.13.130)

11. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)

12. All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

13. Preconstruction surveys will be conducted for burrowing owls prior to grading. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993).

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Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area, then passive relocation measures will be implemented consistent with the survey protocol identified above. (MMRP)

14. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal. Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Are Plot Plan to the March JPA for review and approval. (MMRP)

15. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP)

16. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP)

17. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

18. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

Planning Conditions to be Performed Prior to Issuance of Building Permits:

19. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not exceed 45dB Ldn or CNEL for all new noise sensitive receptors (inclusive or transient lodging, educational facilities, and childcare facilities) which are identified in Figure IV. H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV. H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

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

21. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 shall comply with the Hazards and Hazardous Materials Mitigation Measures identified in the Meridian Subsequent EIR (SCH#2009071069).

22. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

23. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

24. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Specific Plan Chapter IV. B-1-3. (MMRP)

25. Prior to issuance of building permits, the developer shall provide to the Planning Manager 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.

26. Prior to issuance of building permits, screening details for roof top equipment shall be submitted for Planning Division review and approval as a component of the construction plan review. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. (MJPA Design Guidelines)

27. Prior to issuance of building permits, the Planning Division shall review and approve a computer generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of outdoor areas shall be limited to high pressure or low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot2 illumination beyond the property line. (MJPA 9.08.100)

28. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

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

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

30. Prior to the issuance of a Certificate of Occupancy and once a tenant is known, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site and off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)

31. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance. (MJPA Ord.)

32. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained. (MEIR)

33. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or 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 and commercial gas meters 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)

34. Prior to Certificate of Occupancy, each development incorporating truck docks or roll-up doors shall provide a minimum 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)

35. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one a 6-sq/ft. sign for each four roll-up dock doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building at eye level in a manner to clearly convey the maximum diesel idling time. (CARB)

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Landscape Provisions (Timing Varies)

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

37. 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).

38. 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).

39. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

40. 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.

41. 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.

42. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)

43. 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)

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INTERWEST ADDITIONAL LANDSCAPE CONDITIONS OF APPROVAL

44. The project shall show sight distance triangles as per Riverside County Standard 801 and 1101.

45. Each lot developer is to remove the temporary plastic border separating on site landscape from the LLMD area and install a 6" X 6" concrete mow curb. A 6" X 6" concrete mow curb must be installed separating the LLMD from on-site landscape even if a plastic border is not in place at time of construction.

46. On-site trees must be 60% 24" box size located close to the building and 40% 15 gallons.

47. Parking lot trees shall be planted to align with the ends of parking lot stripes (between cars) and away from light standards, to create adequate shade canopies, and avoid damage to tree trunks. (MJPA 9.17.030)

48. The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. Within a maximum of ten (10) years, parking lot trees shall shade a minimum of fifty (50) percent of parking space pavement during the summer months, between 1:00 and 4:00 in the afternoon. A maximum of fifty (50) percent of the parking lot trees may be deciduous unless otherwise approved by the Planning Director. (MJPA 9.17.030)

49. The selection of parking lot trees shall avoid trees with excessive litter, sap or fruit that could damage vehicles. (MJPA 9.17)

50. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) manager at (951) 656-7000 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager.

51. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 80 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be in separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

52. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an "as built" drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.

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53. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty-four (24) hours to ensure LLMD plant material does not incur additional damage or loss.

54. All LLMD landscape and irrigation improvements and on-site landscape and irrigation must be maintained for 90 days and warrantied for 12 months from the date of final construction inspection.

NPDES Provisions (Timing Varies)

55. Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owners or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

56. Prior to the issuance of grading or building permits, the developer shall submit evidence of an approved Storm Water Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.

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

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

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

60. The future site user is responsible for obtaining a NPDES General Industrial Activities Permit (Order No. 97-03-DWQ, CAS000001) for businesses that have applicable Standard Industrial Codes (SIC code).

61. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the *grass lined bio-swales.* The Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies)

62. Employers with 250 or more employees shall comply with SCAQMD Rule 2202 necessitating development of trip reduction plans, including peak commute trip reduction, ride share programs, and implementing compressed work week schedules. (SCAQMD)

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63. Employers with over 250 employees shall provide on-site food vending machines, refrigerator, microwave oven and mail facilities and use reasonable effort to provide an ATM, on-site computer, internet connection, and other services to reduce the need for employees to leave for services during business hours. (MMRP)

64. All cold storage facilities shall install conduit to all loading dock doors accessing the cold storage warehouse in order to accommodate future use plug-in electrical outlets. Additionally, all cold storage facilities shall have a minimum of 20% of the loading dock doors activated for plug-in use prior to the issuance of the certificate of occupancy. The trailer fleets of all cold storage warehouses shall be 100% plug-in ready within 10 years of the certificate of occupancy. (MMRP)

65. The operator shall cooperate with March JPA in 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.

66. Projects shall provide short- and long-term bicycle facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). Project shall also provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces). (MMRP)

67. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

68. Project shall include permanent TMA membership per the Specific Plan Amendment. (MMRP)

69. Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between the project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). (MMRP)

70. Project shall install Energy Star labeled roof materials. (MMRP)

71. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)

72. Developer shall consider an increase of exterior wall insulation and roof insulation over Title 24 requirements; however, a specific percent increase is not required. (MMRP)

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73. Prior to issuance of grading or building permit, the Construction Contractor shall submit a Construction Management Plan identifying compliance with all construction mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

74. All construction activities shall be limited to between 7:00 a.m. and 8:00 p.m. as feasible. (MEIR)

MJPA PUBLIC WORKS DEPARTMENT, TRILAKE ENGINEERING

In a letter dated April 27, 2022, Trilake Engineering provided the following Conditions of Approval. With respect to the Conditions of Approval for the above referenced project, it is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. The following conditions are essential parts and requirements occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the March JPA Engineer's office.

In the even of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the March JPA shall prevail.

General Conditions:

75. This project is part of previously approved Meridian South Campus Parcel Map 37878. The site has been mass graded and streets, sidewalks, and storm drain improvements have been previously constructed.

76. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and March JPA Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

77. The developer/property owner shall secure March JPA's and appropriate agencies clearances and approval of the improvement plans.

78. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the March JPA Engineer's office.

79. Truck access to the site shall be limited to and from Caroline Way to Coyote Bush Road to Van Buren Boulevard. Truck right turn only at Coyote Bush Road and Village West Drive to I-215 Freeway. Use of Barton Street, Gless Ranch Road or Van Buren west of Village West Drive is prohibited, except local deliveries.

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Prior to issuance of Grading Permit:

80. All grading and drainage facilities for project shall be contained within the boundaries of the development.

81. The treated onsite runoff shall be collected and conveyed via underground drainage facilities connecting to designed system in Caroline Way.

82. The driveways shall be per County of Riverside Standard no. 207A and shall include west set concrete truncated domes.

83. The developer/property owner shall submit the following to the March JPA Engineer, and RCFCD as applicable, for review and approval:

    a. Revise Grading Plan and Erosion Control Plan in accordance with Riverside County Design Standards – Plans shall show the approved WDID No.
    b. Soils and Geotechnical Report
    c. Street Improvement Plans
    d. Storm Drain Improvement Plans
    e. Water, Sewer, and Fire Water Plans
    f. Signing and Striping Plans
    g. Final Drainage Plans, Hydrology and Hydraulic Report
    h. Final WQMP
    i. Street Light Plans prepared by an Electrical Engineer per County of Riverside Standards.

    The design shall be in compliance with WMWD, RCFCD, Riverside County Transportation Department, Caltrans, March JPA and ADA's most recent standards, criteria and requirements in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

Prior to Issuance of a Building Permit:

84. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.

85. Water and Sewer Improvement Plans, per Fire Department and Western Municipal Water District (WMWD) standards, shall be submitted to the March JPA Engineer for review and approval.

86. Fire Department and WMWD approvals of the Water Improvement Plans are required prior to March JPA Engineer's approval.

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87. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

88. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until March JPA or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the March JPA Engineer.

89. Paved access shall be provided to the proposed building per the Precise Grading Plan.

90. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical /soils report.

Prior to Issuance of Certificate of Occupancy:

91. The existing pavement shall be analyzed and shall be removed and replaced if substandard. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the March JPA Engineer.

92. The developer/property owner shall install all utilities and public improvements. Streetlights shall be installed on public right-of-way along the property frontage.

93. A study to include the number of average daily truck traffic (ADTT) prepared by a Traffic Engineer shall be submitted for review to determine whether the roadways at the truck access driveways shall be concrete paved to withstand truck traffic.

94. The developer/property owner shall provide for utility trench surface repair as directed by the March JPA Engineer.

95. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the march JPA Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

MJPA BUILDING AND SAFETY DEPARTMENT, WILLDAN

Building & Safety General Information

96. All structures shall be designed in accordance with the 2019 California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019 California Electrical Code, and the 2019 California Green Buildings Standards adopted by the State of California. *The*

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State of California code change cycle is 2022 which will bring a new code adoption July 1, 2022. If plans are submitted before the code change adoption the plans will be reviewed under the 2019 Model California Codes listed above. If plans are submitted after the adoption day, the plans must comply with the newly adopted codes.

97. 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.

98. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection.

99. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained always to protect pedestrians.

100. 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.

101. 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.

102. Installation of construction/sales trailers must be located on private property. No trailers can be placed in the public street right-of-way.

103. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel 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.

104. 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.

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105. 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.

106. Separate plan submittals and permits are required for all accessory structures; example would be trash enclosures, patios, block walls, play equipment and storage buildings. 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.

107. Building & Safety, (Willdan Engineering) will review plans, inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for light standards as well as accessibility from the right-of-way to the building and the disabled parking stalls. Signage will be inspected by the Building & Safety as well as trash enclosures and other ornamental structures on the site.

108. Engineering, (Tri Lake Engineering) will review rough and precise grading plans on site as well as all improvements in the public right of way. Trilake Engineering will inspect onsite utilities starting 5 feet outside of the building as well as all the curb, gutter, and sidewalk construction.

109. Storm Water, (CG Recourse Management) will inspect the Storm Water requirements on and off site.

110. 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

111. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this also 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.

112. 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.

113. 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.

114. 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.

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115. Prior to issuance of building permits, provide Building & Safety with a will service letter from Western Municipal Water District.

116. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

117. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of 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 to provide daily reports to Building & Safety by e-mail to the inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspectors use. The special inspectors shall make all necessary and required inspections before the March JPA provides periodic inspections.

118. A Certificate of Occupancy will be granted to the Developer/Owner when the shell building is 100 percent complete, and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement to start work in the shell building if all other agencies agree to allow the permit to be issued and the plans are approved.

MARCH JPA TRAFFIC ENGINEERING

In a letter dated June 06, 2022, VRPA Technologies identified the following:

119. From a traffic and parking point of view, this project site is not suited for fulfillment center or parcel hub warehouse uses. I would recommend that a new traffic analysis with the possibility of additional mitigation measures be required if proposed tenants fall into these categories.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

In a letter dated May 19, 2022, the Riverside County Fire Department provided the following Conditions of Approval. Regarding the conditions for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

120. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans.

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121. 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)

122. 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)

123. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering 4,000 gpm at 20psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.

124. 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)

125. 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 or temporary access road shall be reviewed and approved by the Office of the Fire Marshall and in place during the time of construction. (CFC 501.4)

126. 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 than thirteen (13) feet six (6) inches.

127. 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)

128. 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 200 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)

129. 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)

130. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the

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water system plans to the Office of the Fire Marshal for review and approval.

131. 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.

132. 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)

133. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent located on the address sized and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. (CFC 505.1)

134. Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

135. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

136. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

137. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

138. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected 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.

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c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction, and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e) The following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-internet are encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working therein:

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)

f) Any retention basin shall be designed to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

g) Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior office noise levels from aircraft operations are at or below 45 CNEL.

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RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated March 06, 2022, Riverside County Flood Control provided the following Conditions to Plot Plan 22-05, APN 294-100-004

139. This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.

General Information

140. 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.

141. If this project involves a Federal Emergency Management (FEMA) mapped floodplain, then 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 Letter of Map Revision (LOMR) prior to occupancy.

142. 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.

143. If 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. 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.

WESTERN MUNICIPAL WATER DISTRICT

In a letter dated April 20, 2022, Western Municipal Water District provided the following Conditions of Approval.

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144. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

145. 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 a water meter.

146. Proposed facilities for water, sewer, and recycled water service as well as onsite irrigation must be designed by a Registered Civil Engineer and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

147. Western, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

148. The property is located within the 1900 Pressure Zone. Currently, Western has existing water pipeline located in Barton Street, Gless Ranch Road and Caroline Way for service connection to the proposed Project. The available Fire Flow will be determined by a flow test or model.

149. The proposed fire services show 12-inch Reduced Pressure Detector Assemblies (RPDA's). If 12-inch RPDA's are not available per Western standards or approved by Western, the project will be required to install parallel RPDA's of a smaller size.

150. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western 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.

151. Western has an existing recycled water pipeline in Barton Street, Gless Ranch Road, and Caroline Way for future service to the proposed project. Project landscape designed shall be for future recycled water and reviewed, approved, inspected and tested by Western and then connected to the potable water system.

152. Western has an existing sewer pipeline in Caroline Way for service connection to the proposed project. The connection shall be shown on the plans as a private sewer lateral and connected to Western's main at a existing or proposed manhole. Manhole base channels shall be modified as needed to meet Western's standards.

153. Developer to submit a 22"x34" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer, and and/or Recycled Improvement Plans.

154. Preliminary water, sewer, and/or recycled water plans shall show the following items:

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a. Delineate existing utility facilities (ie. pipe diameter, pipe material, manholes, water meters, air/vac, blow off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within the Project boundaries.
b. Delineate all easements within the 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 the project boundaries. Include pipeline diameters and type of material.

155. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer, and/or Recycled Water Improvement Plans.

156. Water, Sewer, and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at:

http://www.wmwd.com/162/Developer-Handbook

157. Water, Sewe and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at:

http:// www.wmwd.com/DocumentCenter/Home/View/237

158. Developer to submit grading plans for Western's review and approval before grading permit is issued.

159. 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.

160. The developer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer, and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property, then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

161. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

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162. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions" and all applicable "Rules, Regulations, and General Policies of Western at the time of construction.

163. Developer's civil engineer shall update Western's mylar record drawings for these additional connections prior to Notice of Final Inspection and acceptance of improvements.

164. Contact the Western's Development Services Department at (951) 571-7100 for further information.

UNITED STATES POSTAL SERVICE

165. 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.

OWNERS ACCEPTANCE OF CONDITIONS OF APPROVAL FOR PLOT PLAN 22-05

Owner/Applicant's Signature — **Date** 08/09/2022

Owner/Applicant's Printed Name — **Owner/Applicant's Title/Position**

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Exhibit A

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

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ATTACHMENT 2

MARCH JOINT POWERS AUTHORITY

MEMORANDUM

TO: March Business Center Implementation Committee

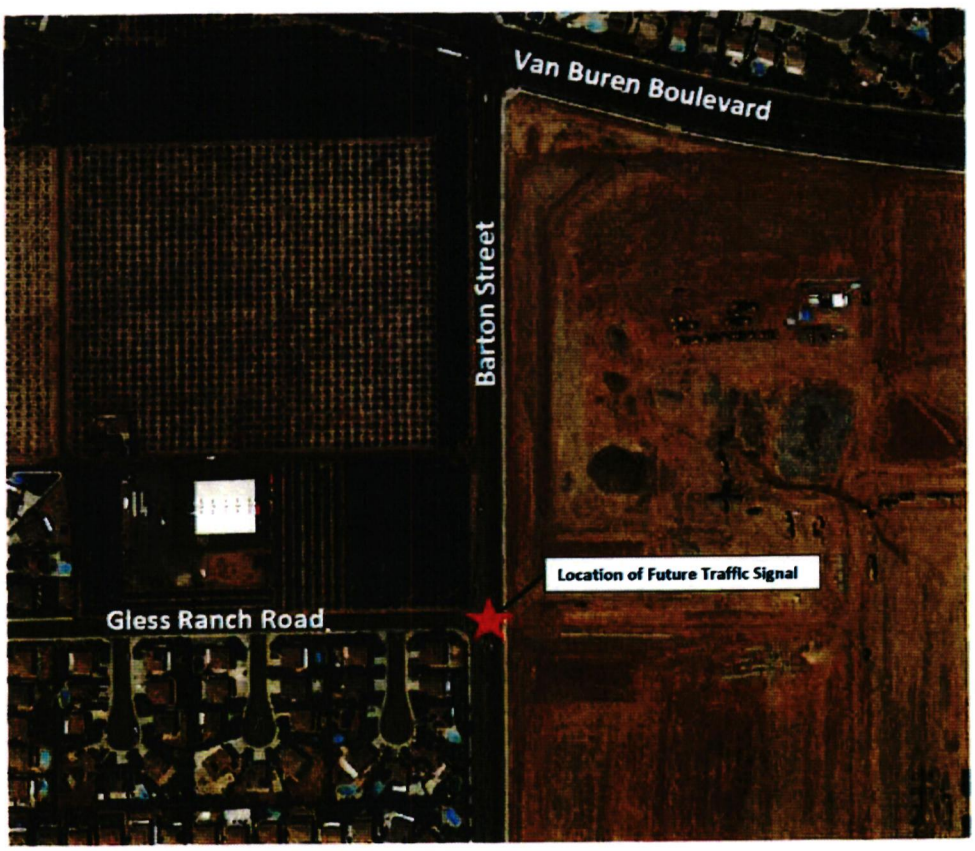
FROM: Lauren Sotelo, Senior Planner

DATE: 08/04/2022

SUBJECT: Agenda Item 4a: Design Plan 22-05 South Campus Building E Project

Good afternoon Members of the March Business Center Implementation Committee,

March JPA staff is requesting a minor change be made to page 12, paragraph 1 of the staff report. The staff report currently recites that the developer is required to pay a fair share contribution of $125,000 to the City of Riverside for a future traffic signal at the Barton Street and Gless Ranch Road intersection. However, on August 03, 2022, and in consultation with the City of Riverside, the developer agreed to enter into an Agreement to pay $400,000 towards a future traffic signal at this intersection once the right-of-way is obtained from the Gless Ranch property within the City of Riverside jurisdiction. To be clear, implementation of this traffic signal is still required, consistent with what was analyzed in the Traffic Impact Analysis from the 2021 Meridian South Campus Specific Plan and Village West Drive Extension Final Subsequent EIR.



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

ATTACHMENT 3

Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 22-296705

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$50.00
	# Pages	4
	Document #	E-202200747
	Filing Type	5
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		$50.00
Sub-Total		$50.00
Service Fee		$1.14
Total		$51.14
Tender (Credit Card Online)		$51.14

Customer Email	sotelo@marchjpa.com
Service Fee	$0.00
Credit Card Invoice #	BPI2812S434
Customer Name	Lauren Sotelo
Customer Phone Number	951-656-7000
Customer Address	14205 Meridian Parkway Suite 140 Riverside, CA 92518

Signature _____

8/8/22 1:06 PM
Gateway Clerk



Lead Agency: MARCH JOINT POWERS AUTHORITY
ATTN: LAUREN SOTELO
Address: 14205 MERIDIAN PARKWAY, STE 140
Riverside, CA 92506

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202200747
08/08/2022 01:06 PM Fee: $ 50.00
Page 1 of 4

Removed: By: Deputy

(SPACE FOR CLERK'S USE)

Project Title

DESIGN PLAN 22-05: SOUTH CAMPUS BUILDING E

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☑ Notice of Exemption
- ☐ Other: NOTICE OF INTENT

Notes

NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency) March Joint Powers Authority
☒ Riverside County Clerk 2724 Gateway Drive Riverside, CA 92507	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92506

1.	Project Title:	Design Plan 22-05: South Campus Building E
2.	Project Applicant:	Meridian Park, LLC.
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Address: 20036 Caroline Way, Riverside, CA 92518 Cross Streets: Gless Ranch Road/Caroline Way
4.	Project Location	County of Riverside
5.	Description of nature, purpose, and beneficiaries of Project:	The South Campus Building E project (Design Plan 22-05) was approved for the construction of a 200,000 square foot speculative warehouse on 13.68 acres zoned Business Park as specified in the March Business Center Specific Plan (SP-1, A8). Building height was approved up to 48-feet at top of parapet. The site is planned to accommodate parking for 205 passenger cars, which would include carpool, electric vehicle and accessible stalls and 11 bike parking loops. The truck court is to be located along the east elevation and will include 31 dock high doors and 82 truck trailer parking stalls. The truck court would be completely screened from Caroline Way by a 12-foot-tall Meridian theme screen wall. Additionally, the west parking area will be screened by a 10-foot-tall Meridian theme screen wall from Barton Street. Access is proposed off Gless Ranch Road (passenger cars only) and Caroline Way (truck and passenger cars). There will be no access off Barton Street.
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Timothy Reeves Meridian Park, LLC. 1156 N. Mountain Avenue Upland, CA 91786
8.	Exempt status: (check one)	

(a)	☒	Ministerial project.	Pub. Res. Code § 21080(b)(1); State CEQA Guidelines §15268 (a)
(b)	☐	Not a project.	
(c)	☐	Emergency Project.	
(d)	☐	Categorical Exemption. State type and section number:	
(e)	☐	Declared Emergency.	
(f)	☐	Statutory Exemption. State Code section number:	
(g)	☐	Other. Explanation:	

9.	Reason why project was exempt:	The approval of the design plan is exempt from environmental review pursuant to State CEQA Guidelines Section 15268 (a) for Ministerial Projects. The project was previously analyzed under the Subsequent Environmental Impact Report for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH #2020059028). The Project underwent a Ministerial Review process and was found consistent with the development standards under the March Business Center Specific Plan (SP-1, Amendment No. 8), the March Business Center Design Guidelines, and the adopted Mitigation Measures for the Meridian South Campus Specific Plan and Village West Drive Extension SEIR (SCH 2020059028). All services and access to the site is made available through the Specific Plan (SP-1, A8). The determination that the Design Plan was consistent involved no discretionary judgement by the March Business Center Implementation Committee and involved only the use of fixed and objective standards rather than subjective decision making.
10.	Lead Agency Contact Person:	Lauren Sotelo
	Telephone:	(951) 656-7000

11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.

12. Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐

13. Was a public meeting held by the Lead Agency to consider the exemption? Yes ☒ No ☐

If yes, the date of the public meeting was: 08-04-2022

Signature: Lauren Sotelo Date: 08/08/2022 Title: Senior Planner

Name:

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

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

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E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

State of California - Department of Fish and Wildlife

2022 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-296705

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2020059028

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
MARCH JOINT POWERS AUTHORITY	SOTELO@MARCHJPA.COM	08/08/2022

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202200747

PROJECT TITLE

DESIGN PLAN 22-05: SOUTH CAMPUS BUILDING E

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MERIDIAN PARK, LLC	TIMOTHY.REEVES@LEWISMC.COM	(909) 579-1294

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1156 N. MOUNTAIN AVENUE,	UPLAND	CA	91786

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,539.25	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,548.00	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,203.25	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X J Vallejo	Deputy

PER AGENCY LARGE FEE PREVIOUSLY PAID ORIGINAL RECEIPT 21-50684
SCANNED IN.

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev 01012022)

November 16, 2022

Timothy Reeves
Vice President Retail Development
Meridian Park, LLC
1156 North Mountain Avenue
Upland, CA 91768

RE: THE SOUTH CAMPUS BUILDINGS H AND I WAREHOUSE PROJECT, ON A 13.67-ACRE BUSINESS PARK ZONED SITE, LOCATED AT THE NORTHWEST CORNER OF VILLAGE WEST DRIVE AND KRAMERIA AVENUE, WITHIN THE MARCH BUSINESS CENTER SPECIFIC PLAN AREA (SP-1, A8)

File No.: Design Plan 22-06
Project: Meridian South Campus Buildings H and I Warehouse Project
Location: Northwest corner of Village West Drive and Krameria Avenue, Riverside, California, 92518.

Dear Applicant:

On **November 9, 2022**, the March Business Center Implementation Committee of the March Joint Powers Authority, considered and approved the following:

- Design Plan 22-06:
  Ministerial Design Plan Approval in compliance with the March Business Center Specific Plan (SP-1, Amendment #8), Section VII. D(b) for an application by Meridian Park, LLC, for the South Campus Buildings H and I Warehouse Project, a proposed speculative warehouse development, consisting of two buildings (Building H and Building I), totaling approximately 261,800 square feet of building space, on a 13.67-acre Business Park zoned site, located at the northwest corner of Village West Drive and Krameria Avenue, within the March Business Center Specific Plan Area (SP-1, A8)

The March Business Center Implementation Committee of the March Joint Powers Authority hereby *APPROVES* the proposed Project, with Conditions of Approval, as considered and approved by the March Business Center Implementation Committee on November 9, 2022. In addition, I have attached the approved project Conditions of Approval, along with an *Acceptance of Conditions of Approval* signature page for the Applicant to sign and return to the March JPA to include in the project files. Once received, Meridian Park, LLC, will be allowed/authorized to submit construction plans for the Meridian South Campus Buildings H and I Warehouse Project.

Please note, a Notice of Exemption (NOE) was filed pursuant to March JPA Local California Environmental Quality Act (CEQA) Guidelines on November 9, 2022. The filing and posting of the NOE starts a 35-day statute of limitations period on legal challenges to the approval under CEQA Section 15062(d).

Should you have any questions related to this correspondence you may contact me at smith@marchjpa.com or (951) 656-7000. Thank you.

Sincerely,

Jeffrey M. Smith, AICP
Principal Planner
March Joint Powers Authority

cc: Jeff Gordon

Attachments:
1. Acceptance of Conditions of Signature Page
2. Meridian South Campus Buildings H and I, Approved Plan Set (Design Plan 22-06), Attachment #3
3. Meridian South Campus Buildings H and I, Standard Conditions of Approval (Design Plan 22-06), Attachment #5
4. Notice of Exemption, November 9, 2022, Attachment #11 (Posted: November 9, 2022)

MERIDIAN PARK, LLC
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR THE
SOUTH CAMPUS BUIDINGS H AND I WAREHOUSE PROJECT
DESIGN PLAN 22-06

The March Business Center Implementation Committee considered and **APPROVED** the South Campus Buildings H and I Warehouse Project, with **CONDITIONS OF APPROVAL**, on **November 9, 2022**.

Meridian Park, LLC, acknowledges and accepts the Conditions of Approvals for the South Campus Buildings H and I Warehouse Project, as approved by the March Business Center Implementation Committee. Upon signature and return of this Acceptance to the March Joint Powers Authority, Meridian Park, LLC, will be allowed/authorized to submit construction plans for South Campus Buildings H and I Warehouse Project.

MERIDIAN PARK, LLC

Timothy C Reeves
Owner/Applicant Signature

11/16/2022
Date

Timothy Reeves
Owner/Applicant Printed Name

VP
Owner/Applicant Title/Position

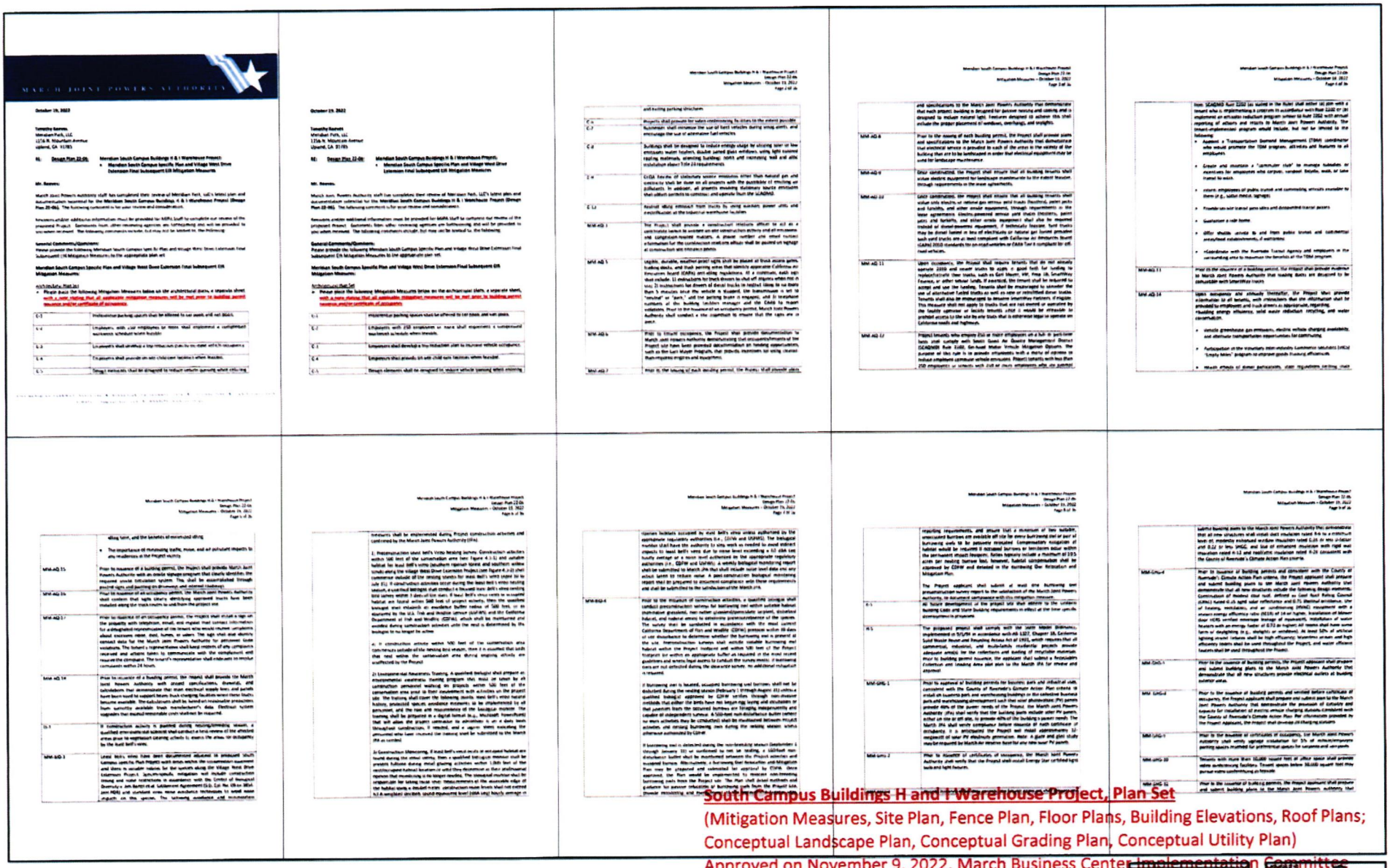
ATTACHMENT 3

South Campus Buildings H and I Warehouse Project

Design Plan 22-06

Design Plan 22-06 Plan Set:

Mitigation Measures, Site Plan, Fence Plan, Floor Plans,
Building Elevations, Roof Plans,
Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan



South Campus Buildings H and I Warehouse Project, Plan Set

(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)

Approved on November 9, 2022, March Business Center Implementation Committee

RGA

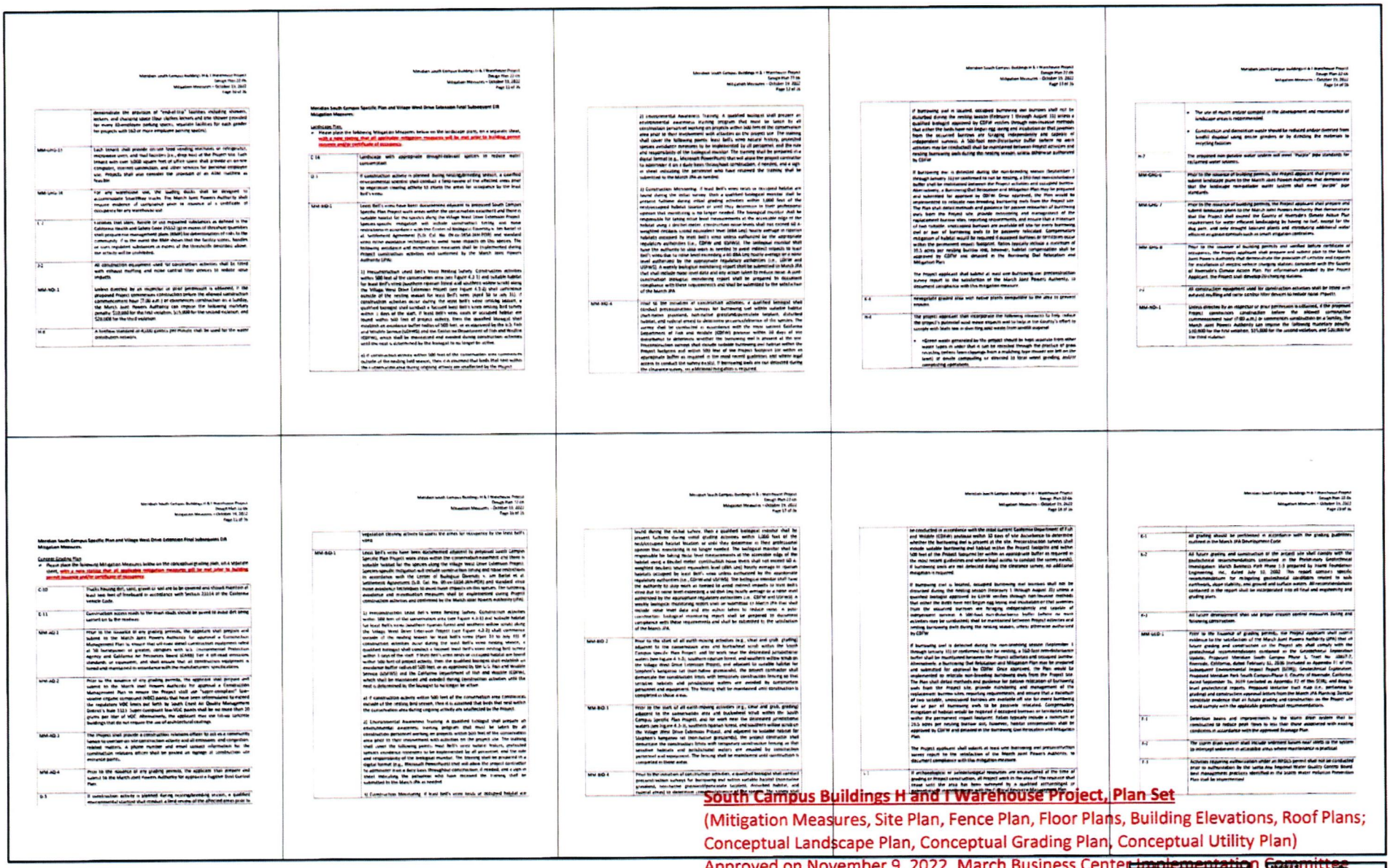
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

MITIGATION MEASURES 1/4

A0.2



South Campus Buildings H and I Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
Approved on November 9, 2022, March Business Center Implementation Committee

RGA

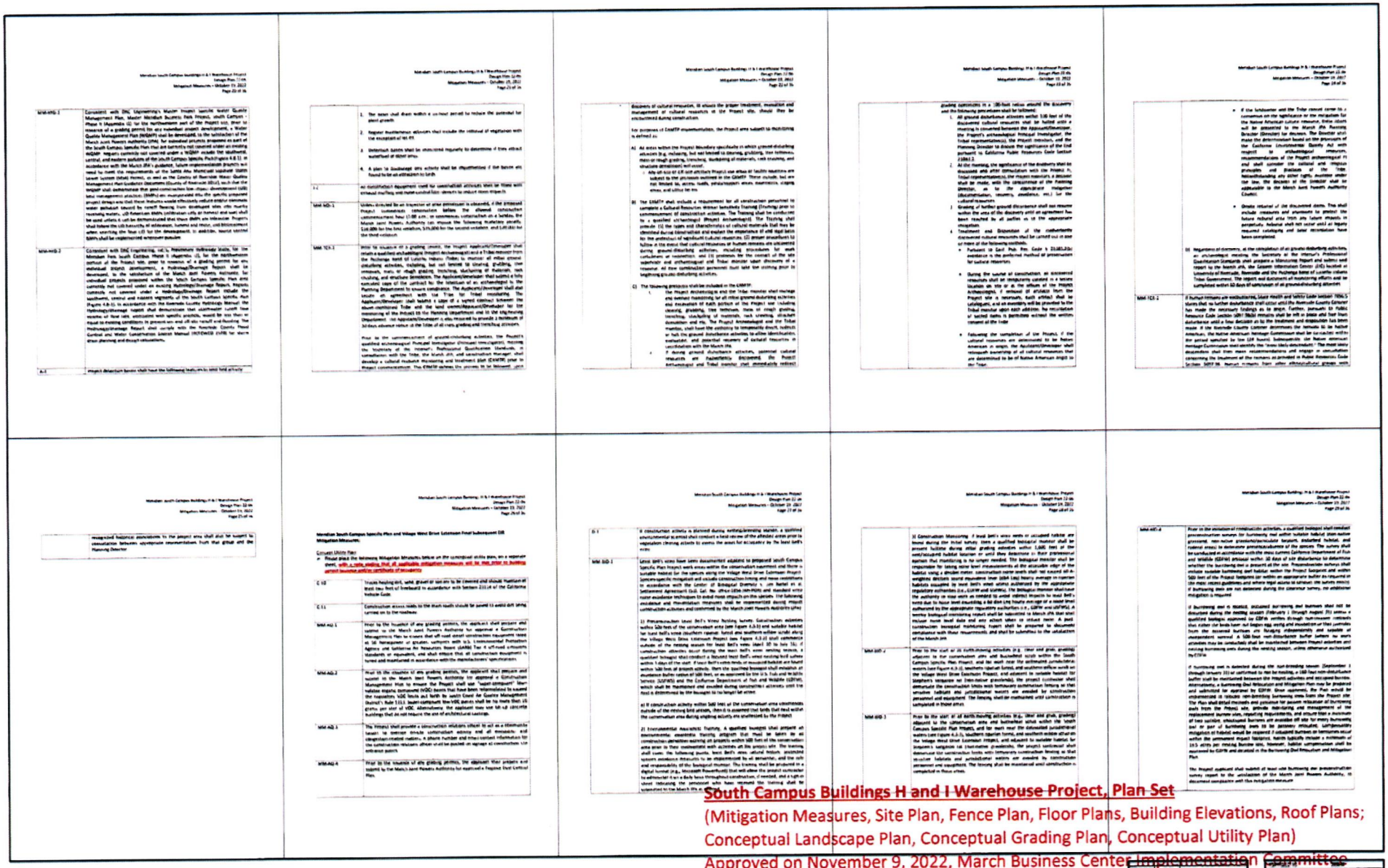
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

MITIGATION MEASURES 2/4

A0.3



South Campus Buildings H and I Warehouse Project, Plan Set

(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)

Approved on November 9, 2022, March Business Center Implementation Committee

RGA

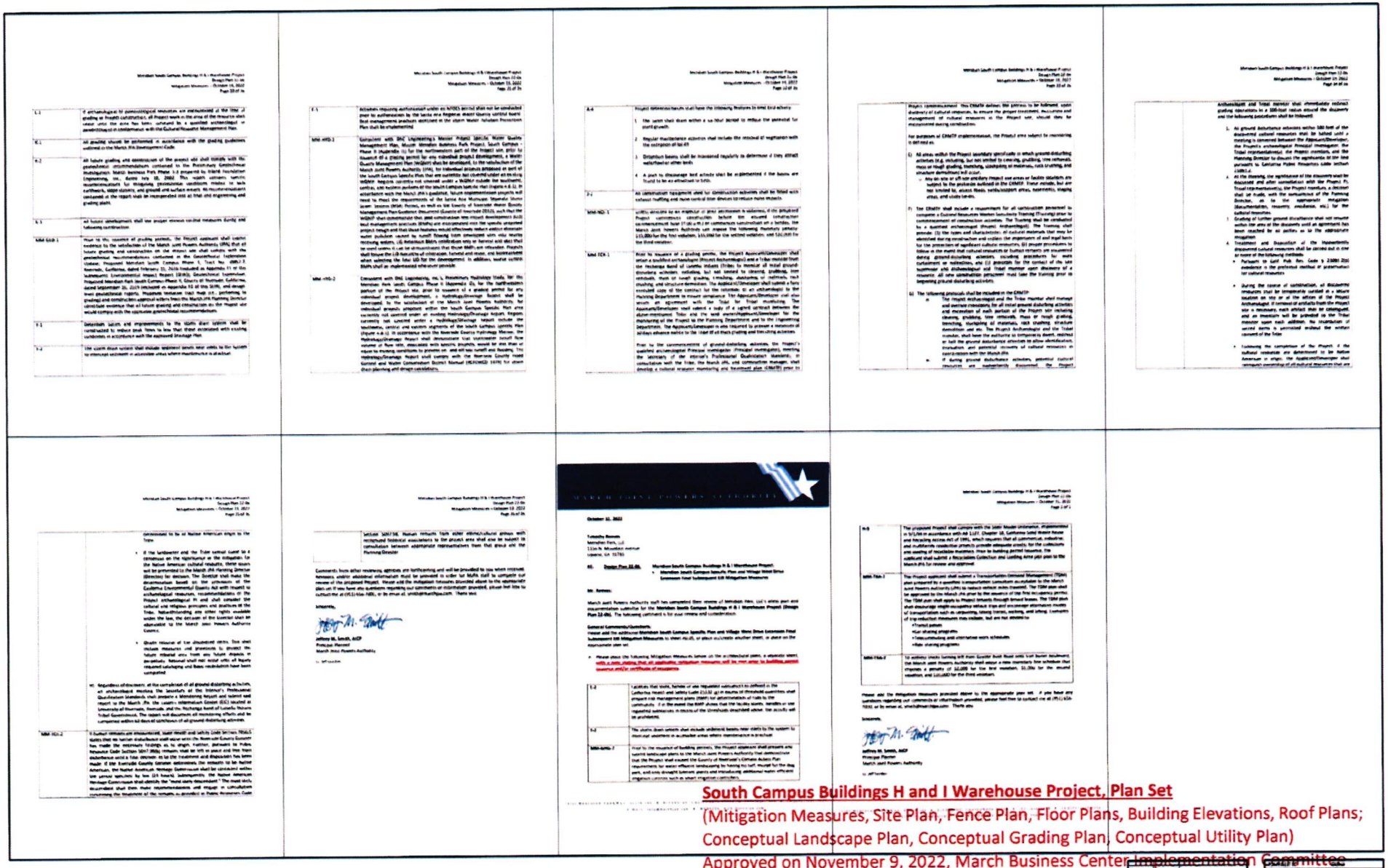
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

MITIGATION MEASURES 3/4

A0.4



South Campus Buildings H and I Warehouse Project, Plan Set

(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)

Approved on November 9, 2022, March Business Center ~~Implementation Committee~~

RGA

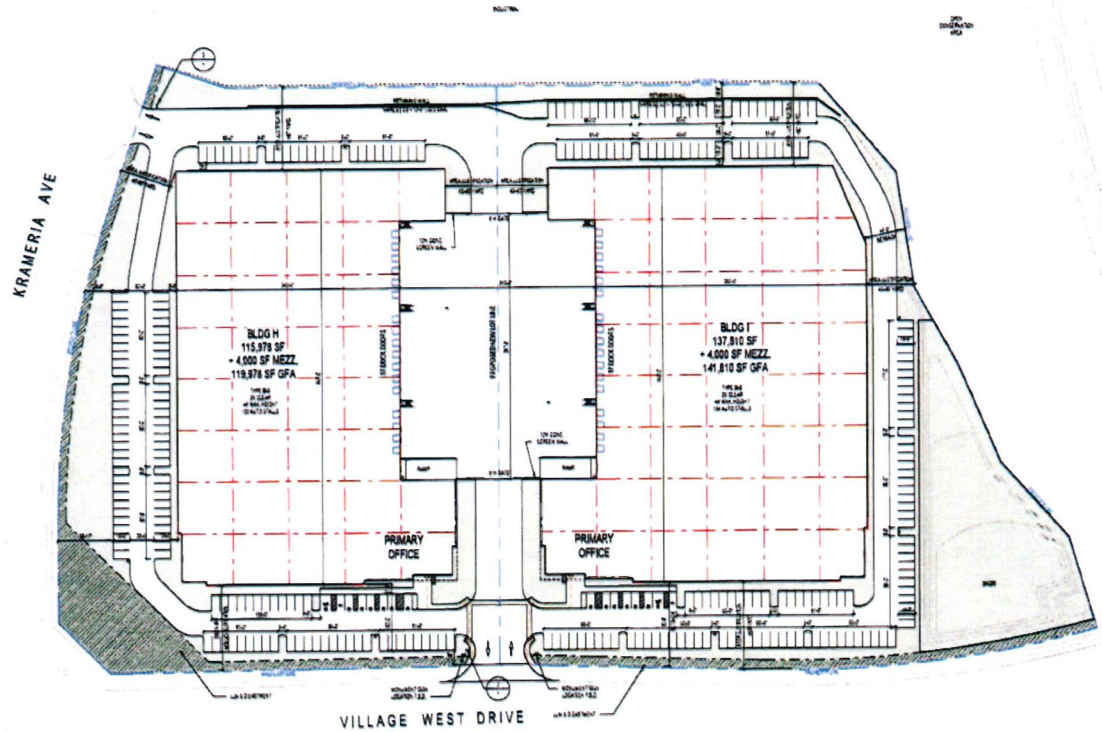
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

MITIGATION MEASURES 4/4

A0.5



1 SITE PLAN

PROJECT DATA

PROJECT DESCRIPTION

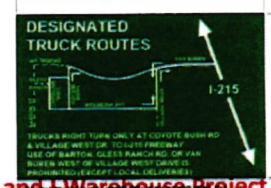
GENERAL PROJECT INFORMATION

BUILDING CODE ANALYSIS

UTILITY PROVIDERS

LEGAL DESCRIPTION

STANDARD JPA NOTES



2 TRUCK ROUTE SIGN

VICINITY MAP



South Campus Buildings H and I Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
Approved on November 9, 2022, March Business Center Implementation Committee

RGA

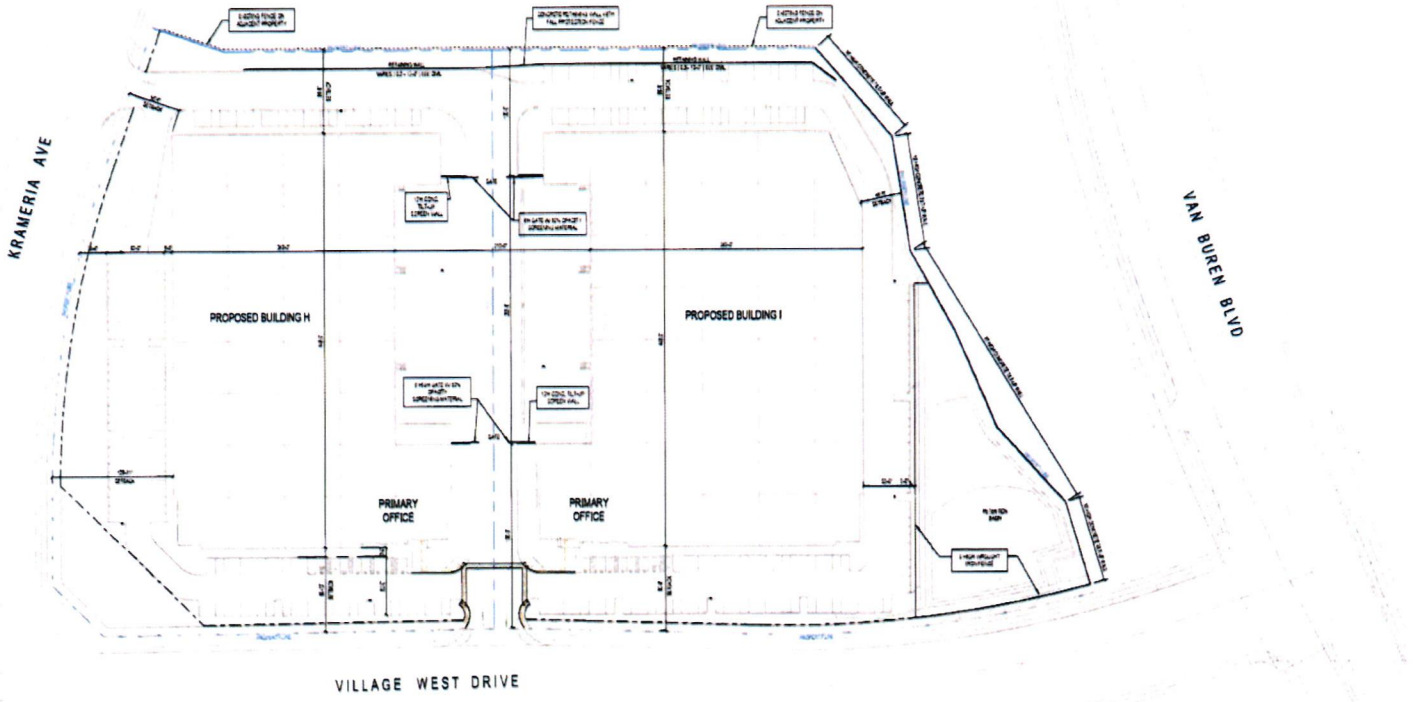
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

SITE PLAN

A1.1



1 FENCE PLAN

1"=50'
0 25 50 100 250

South Campus Buildings H and I Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
Approved on November 9, 2022, March Business Center Implementation Committee

RGA

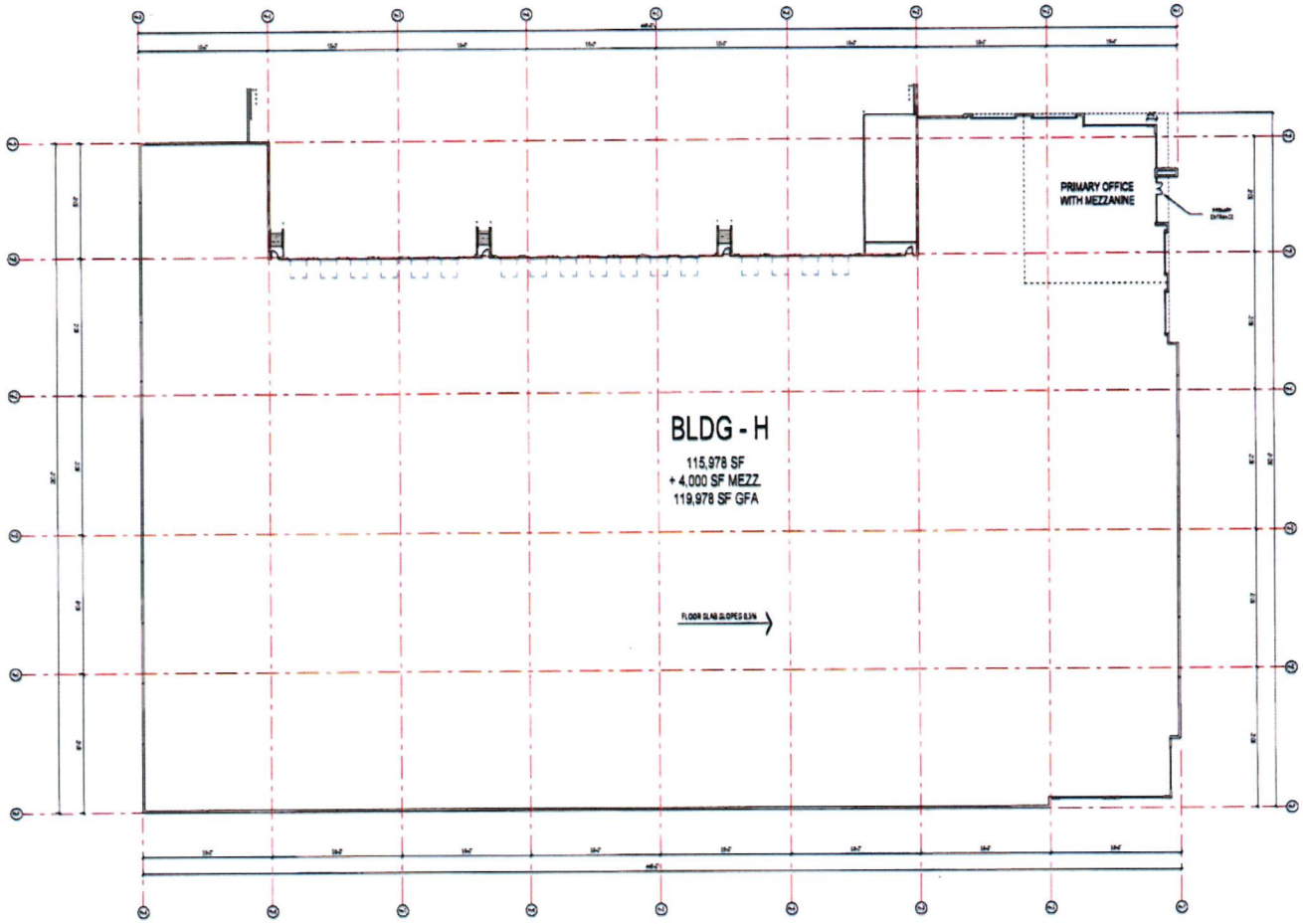
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

FENCE PLAN

A1.2



1 FLOOR PLAN

South Campus Buildings H and I Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
Approved on November 9, 2022, March Business Center Implementation Committee

RGA

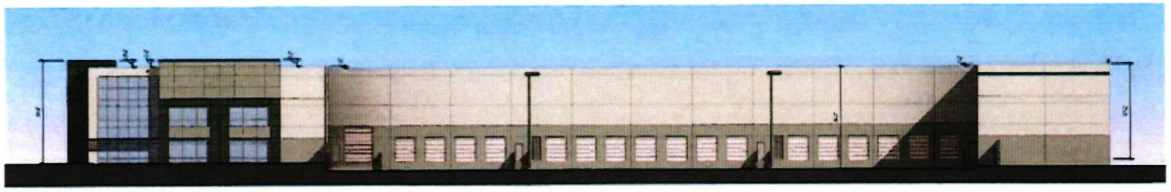
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

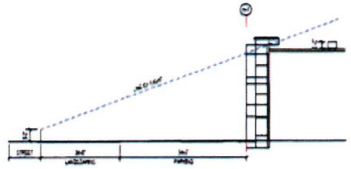
SOUTH CAMPUS

BUILDING H - FLOOR PLAN

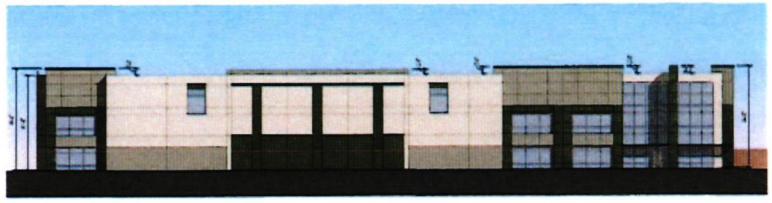
H-A2.1



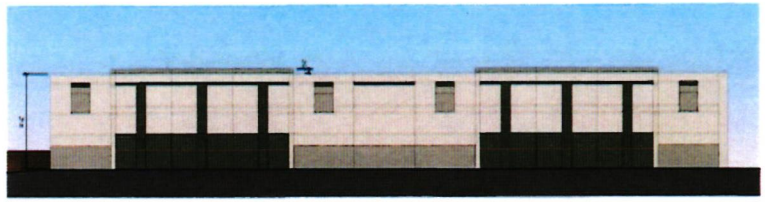
1 NORTH ELEVATION



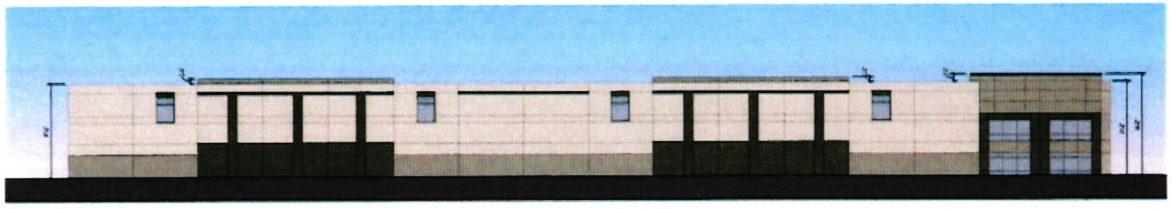
5 LINE OF SIGHT



2 EAST ELEVATION

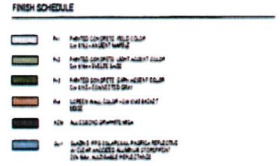


3 WEST ELEVATION



4 SOUTH ELEVATIONS

FINISH SCHEDULE



South Campus Buildings H and I Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
Approved on November 9, 2022, March Business Center Implementation Committee

RGA

MERIDIAN

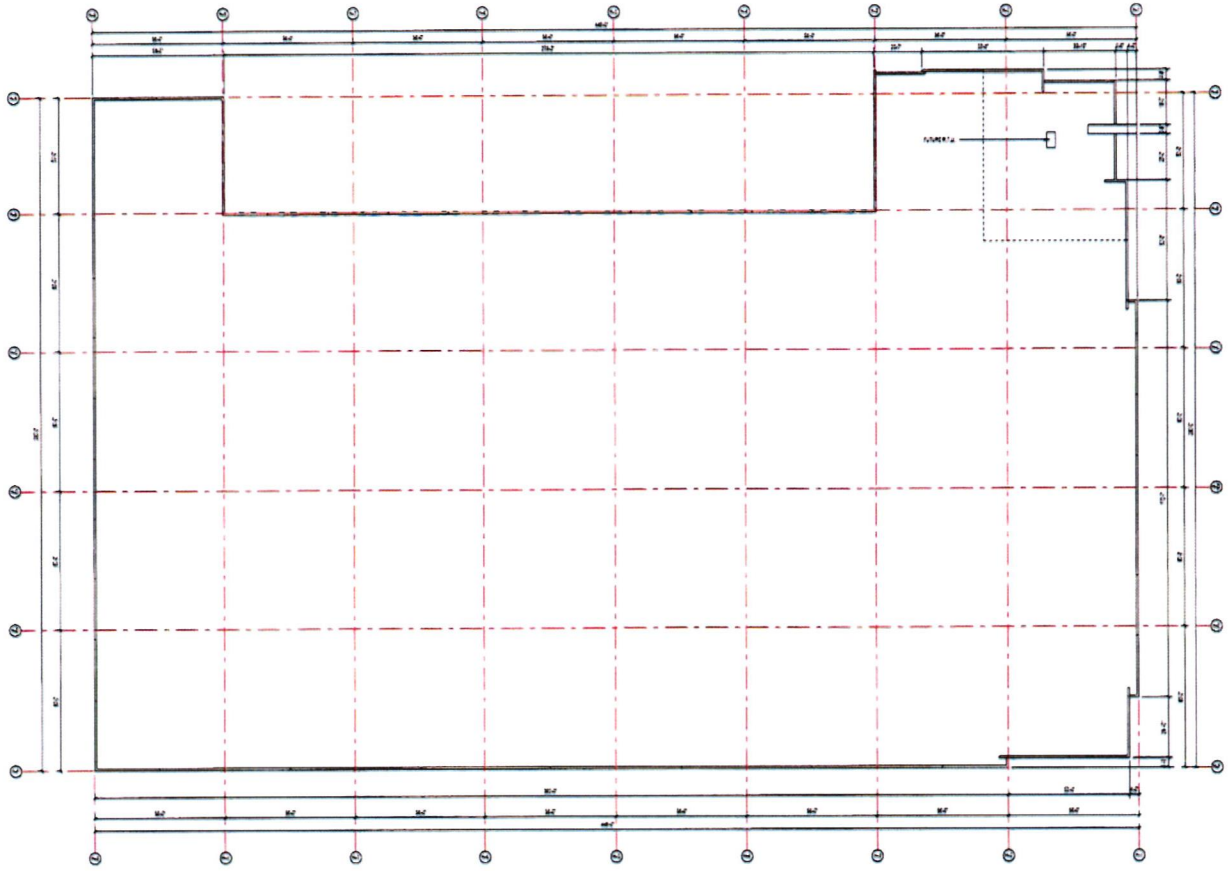
SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS



BUILDING H - EXT. ELEVATIONS

H-A3.1



1 ROOF PLAN

South Campus Buildings H and I Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
Approved on November 9, 2022, March Business Center Implementation Committee

RGA

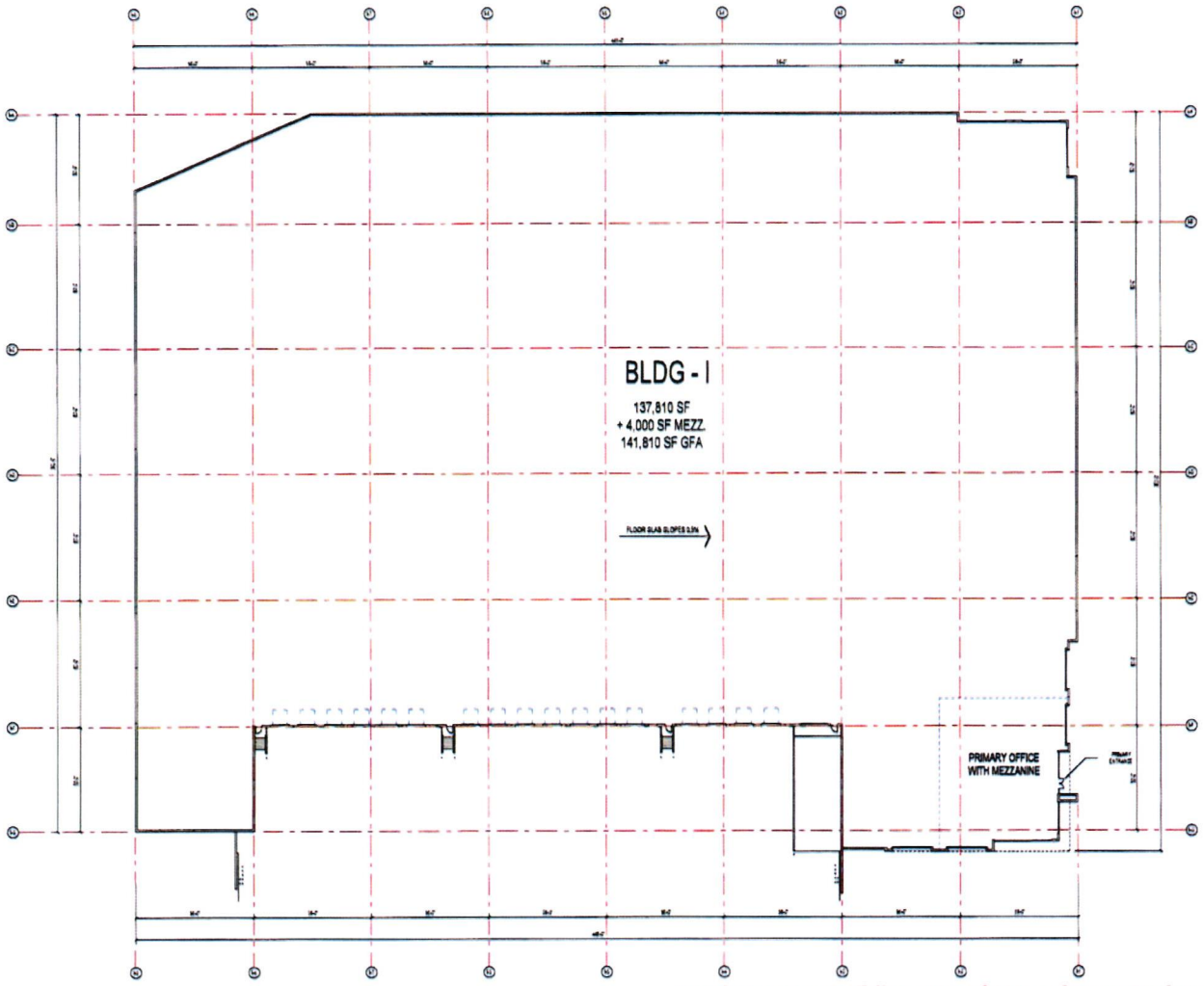
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

BUILDING H - ROOF PLAN

H-A4.1



1 FLOOR PLAN

South Campus Buildings H and I Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans; Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
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RGA

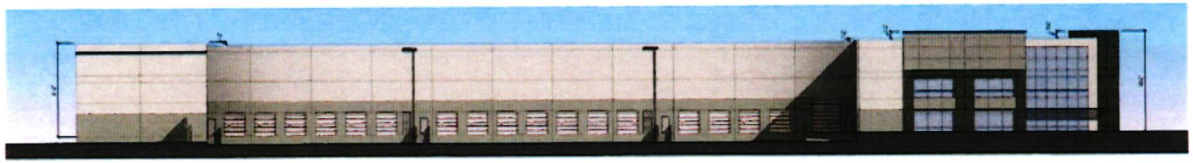
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

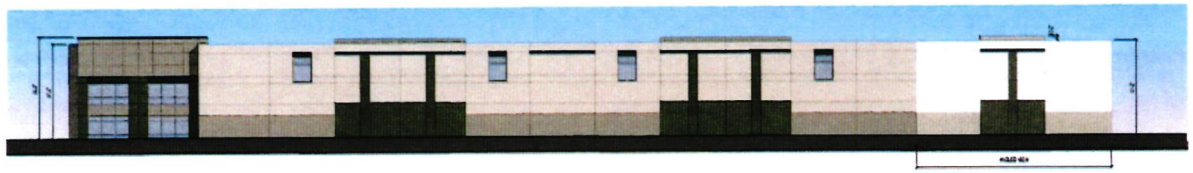
SOUTH CAMPUS

BUILDING I - FLOOR PLAN

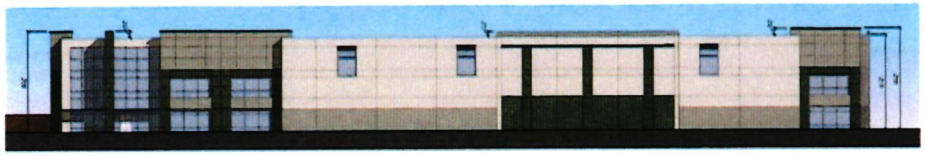
I-A2.1



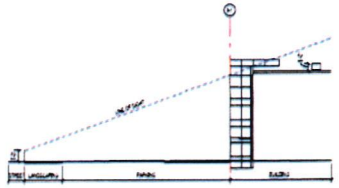
1 SOUTH ELEVATIONS



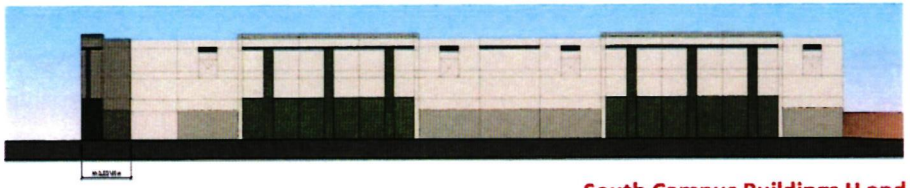
2 NORTH ELEVATION



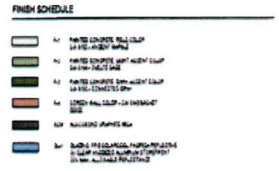
3 EAST ELEVATION



5 LINE OF SIGHT



4 WEST ELEVATION



South Campus Buildings H and I Warehouse Project, Plan Set
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RGA

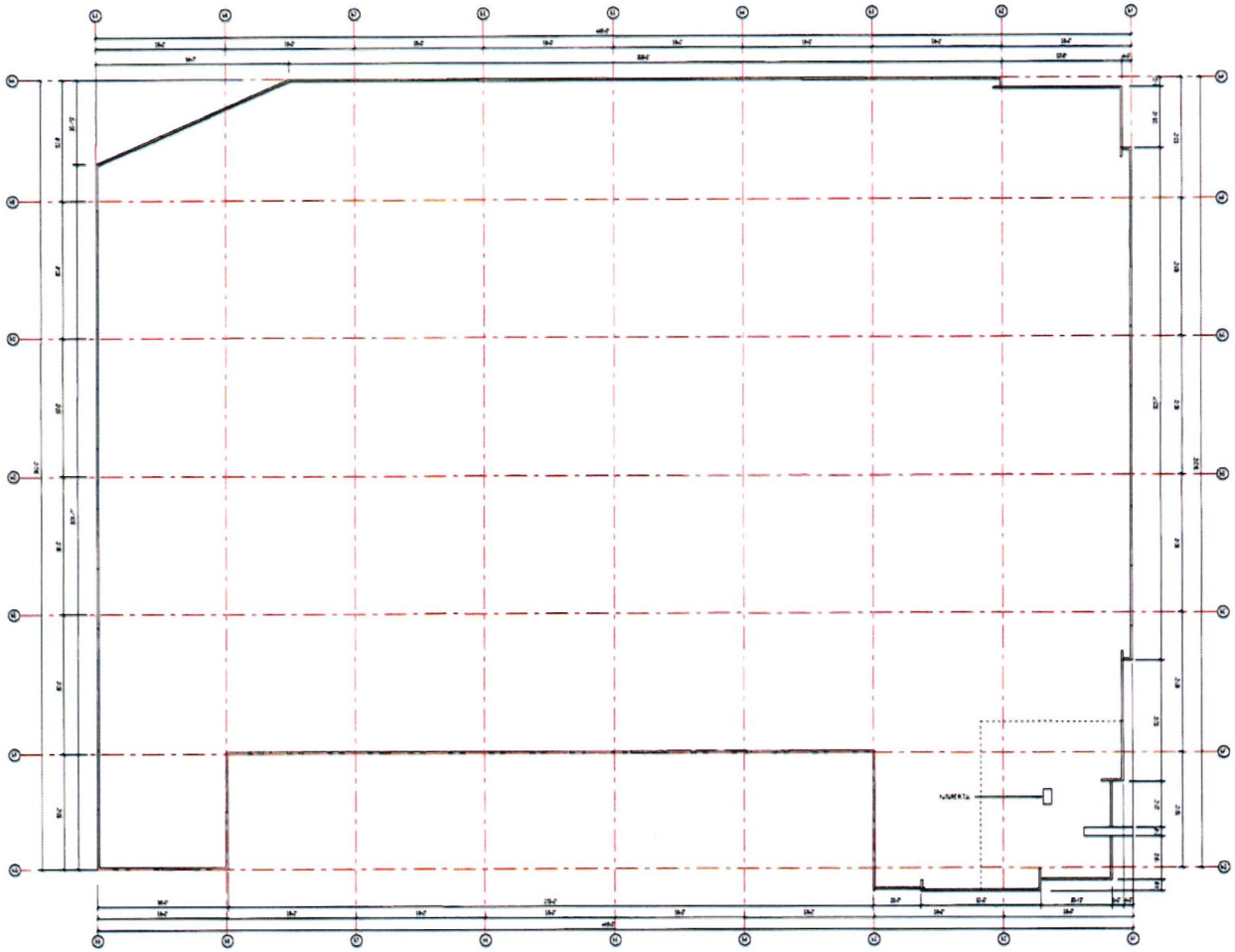
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

BUILDING I - EXT. ELEVATIONS

I-A3.1



1 ROOF PLAN

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RGA

MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

ROOF PLAN

I-A4.1



Olea europaea 'wilsonii'
Fruitless Olive
Evergreen



Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle
Deciduous



Pistachia chinensis
Chinese Pistache
Deciduous



Lophostemon conferta
Brisbane Box
Evergreen



Pinus halepensis
Aleppo Pine
Evergreen



Yucca Colorguard
Colorguard Yucca



Senecio mandraliscae
Blue Chalk Sticks



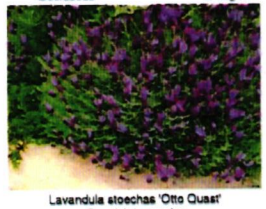
Rhaphiolepis indica 'Ballerina'
Indian Hawthorn



Lantana montevidensis 'Gold'
Lantana



Callistemon viminalis 'Little John'
Little John Bottle Brush



Lavandula stoechas 'Otto Quast'
Spanish Lavender



Festuca mairei
Atlas Fescue



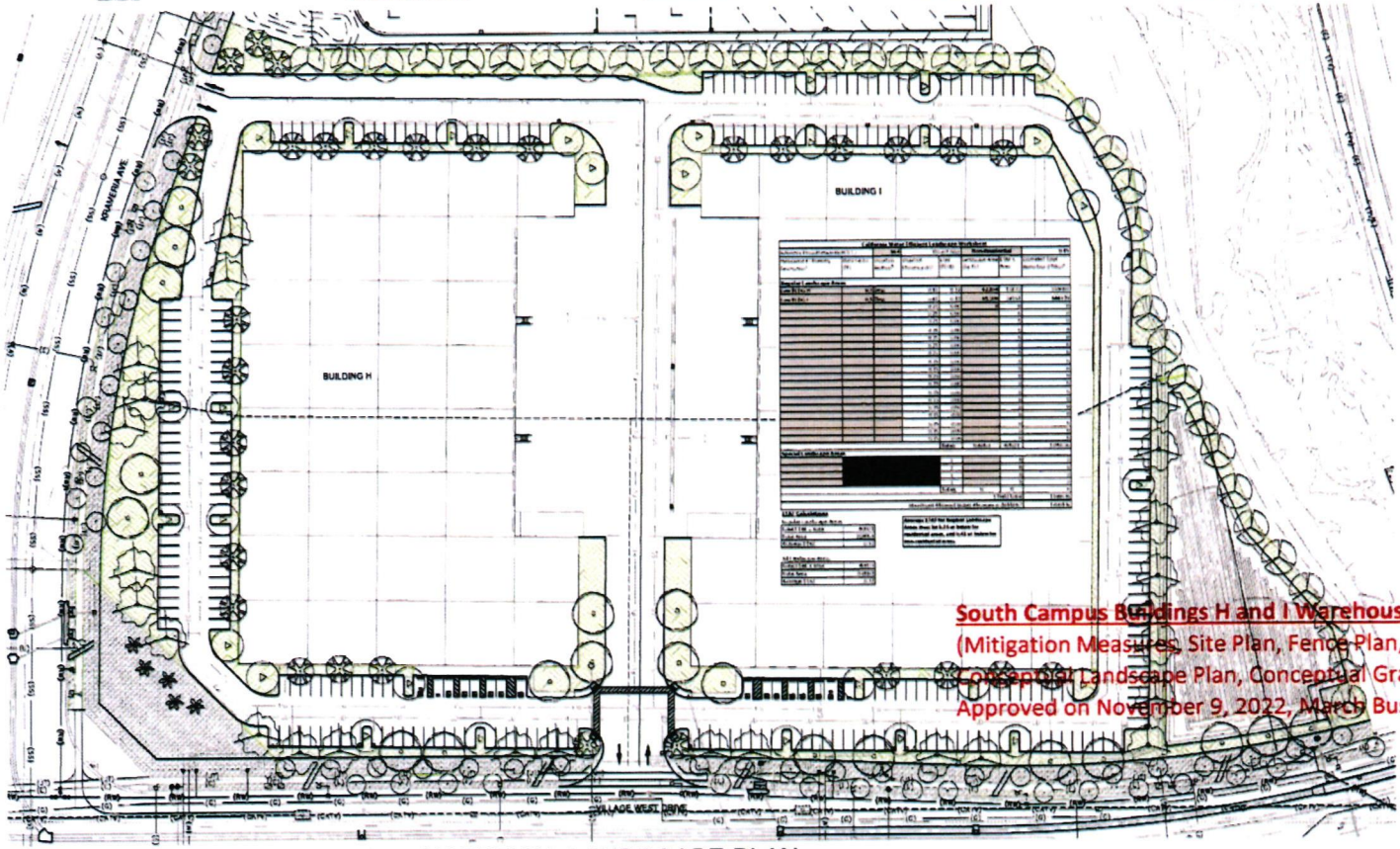
Myoporum parvifolium 'Pink'
Pink Myoporum



Dietes bicolor
Bicolor African Iris



Rosmarinus prostratus
Prostate Rosemary



PLANT LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL
		TREES			
	LOP CON	Lophostemon conferta	Brisbane Box	15 GAL & 24" BOX	LOW
	LAG IND	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	15 GAL & 24" BOX	LOW
	PIN ELD	Pinus halepensis	Aleppo Pine	15 GAL & 24" BOX	LOW
	PIS CHI	Pistachia chinensis	Chinese Pistache	15 GAL & 24" BOX	LOW
	OLE EUR	Olea europaea 'wilsonii'	Fruitless Olive	15 GAL & 24" BOX	LOW
		SHRUBS			
	LAN MON	Lantana montevidensis	Golden Lantana	5 GAL	LOW
	CAL VIM	Callistemon viminalis	Little John Bottle Brush	1 GAL	LOW
	DIE BIC	Dietes bicolor	Bicolor African Iris	1 GAL	LOW
	LAV STO	Lavandula stoechas 'Otto Quast'	Spanish Lavender	5 GAL	LOW
	FES MAR	Festuca mairei	Atlas Fescue	1 GAL	LOW
	MYO PAR	Myoporum parvifolium 'Pink'	Pink Myoporum	1 GAL	LOW
	ROS PRO	Rosmarinus prostratus	Prostrate Rosemary	1 GAL	LOW
	RHA IND	Rhaphiolepis 'Ballerina'	Indian Hawthorne	5 GAL	LOW
	YUC COL	Yucca colorguard	Colorguard Yucca	5 GAL	LOW
	SEN MAN	Senecio mandraliscae	Blue Chalks	1 GAL	LOW

BASIN HYDROSEED

Scientific Name	Common Name	Percent Composition	Approx. Pounds Per Acre
Artemisia pattersonii var. shevockiana	Mountain Wormwood	15	2
Artemisia californica	California sagebrush	15	3
Atriplex semibaccata	Australian Saltbush	5	1
Atriplex polycarpa	Cattle Saltbush	5	2
Encelia farinosa	Brittlebush	15	2
Eriogonum fasciculatum var. foliolosum	California Buckwheat	15	1
Festuca rubra molate	Gray Fescue	10	2
Penstemon parishii	Parry	5	2
Lasthenia glabrata	Common Goldfields	5	1
Lupinus bicolor	Miniature Lupine	5	1
Salvia columbariae	Blue-eyed Grass	5	4

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LANDSCAPE CALCULATION

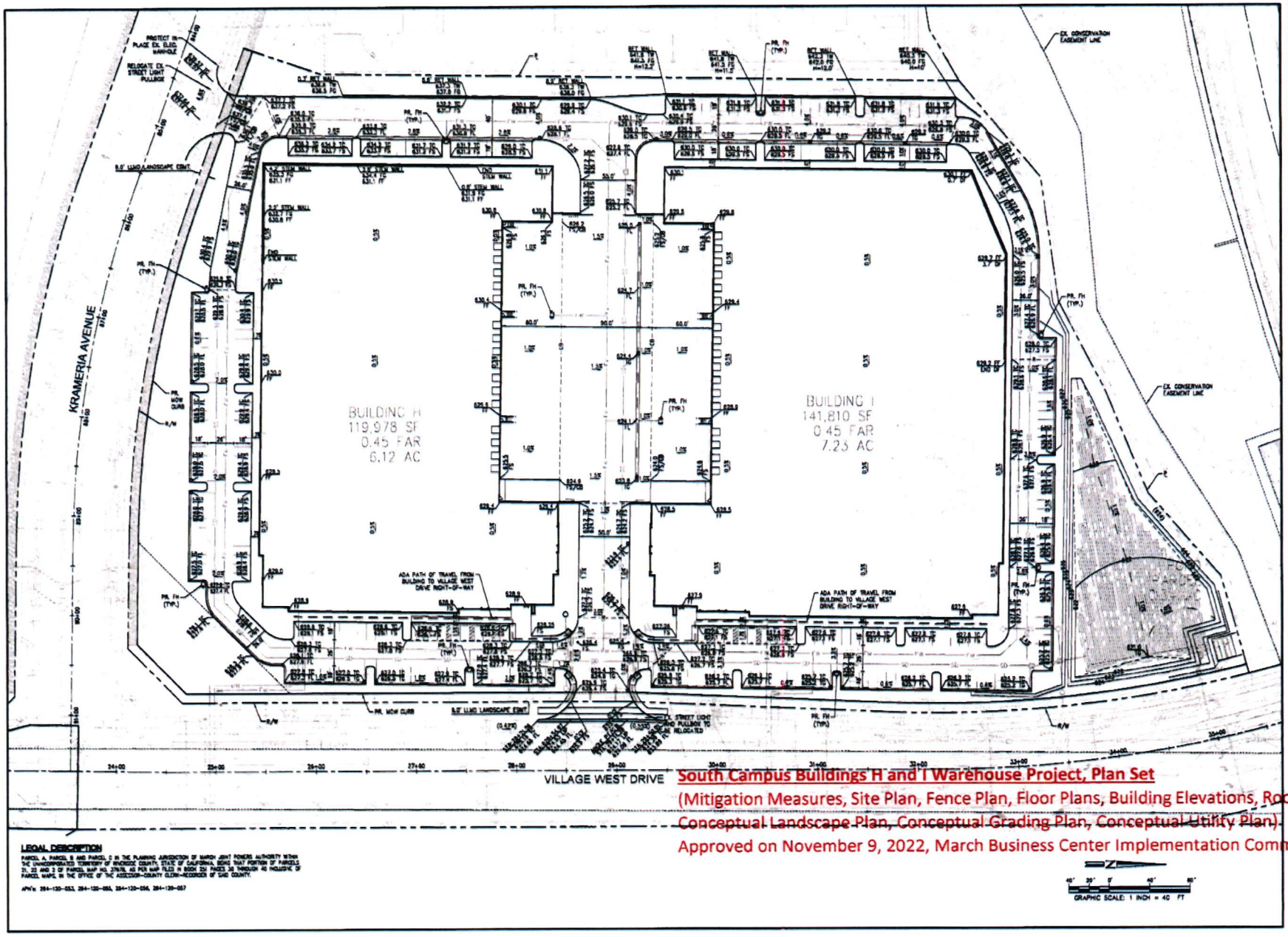
TOTAL LANDSCAPE AREA PROVIDED

North 0 40 80 120

SC MERIDIAN - BUILDINGS H & I CONCEPTUAL LANDSCAPE PLAN

RIVERSIDE, CA
9-13-22

SHEET 1 OF 1



LEGAL DESCRIPTION

PARCEL A, PARCEL B AND PARCEL C IN THE PLANNING JURISDICTION OF MARCH JOINT POWERS AUTHORITY WITHIN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCELS 21, 22 AND 2 OF PARCEL MAP NO. 37978, AS PER MAP FILED IN BOOK 234 PAGES 38 THROUGH 46 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE ASSESSOR-COUNTY CLERK-RECORDER OF SAID COUNTY.

APN's: 294-120-053, 294-120-055, 294-120-056, 294-120-057

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886 S. 3rd Springs Road
Suite 210
Anaheim Hills, CA 92808
714-283-6800
dlbric Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

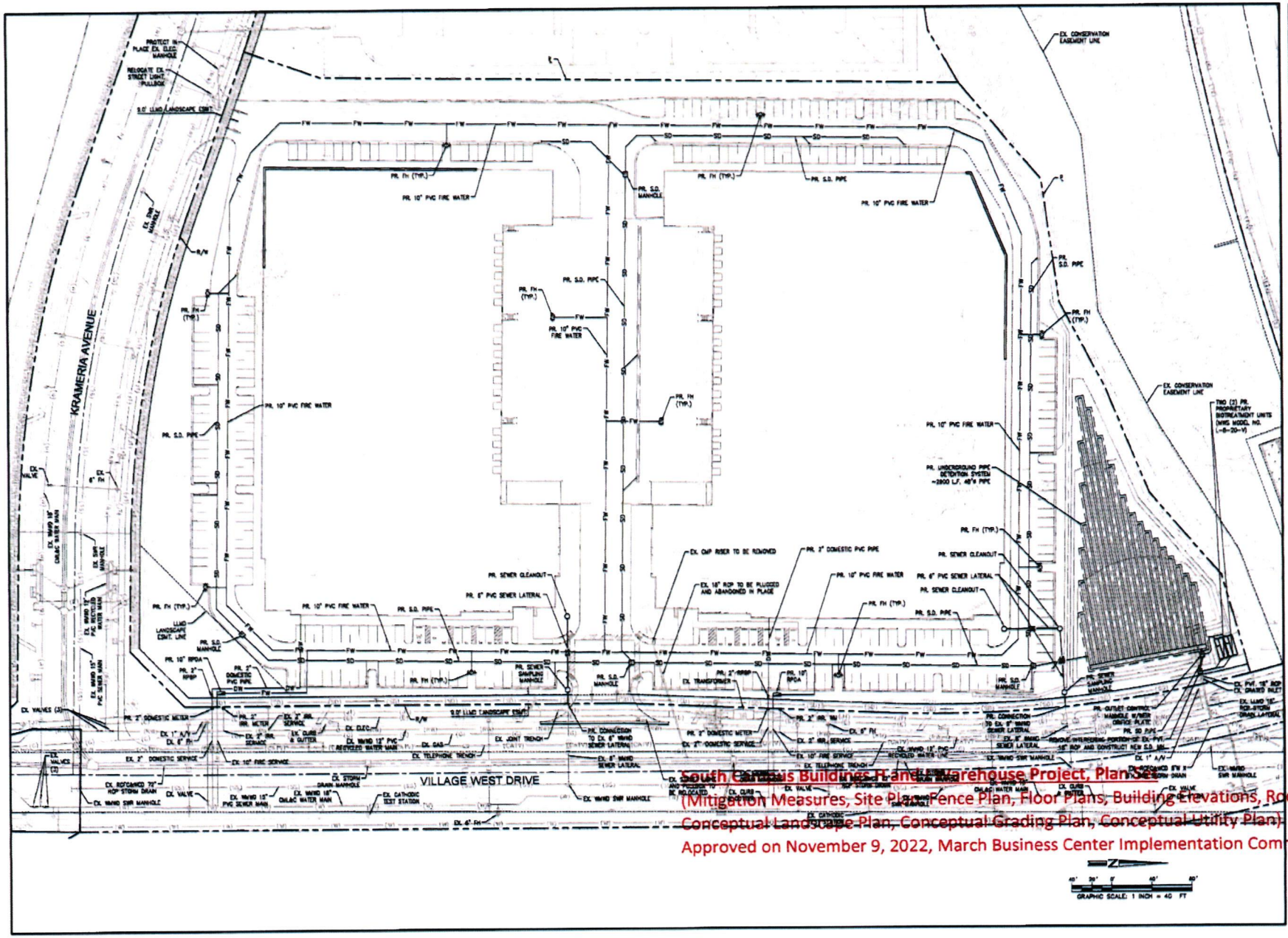
NOT FOR CONSTRUCTION

NO. REVISION DATE

PROJECT: MERIDIAN SOUTH CAMPUS H & I
NWC KRAMERIA AVE. & VILLAGE WEST DR.
RIVERSIDE, CALIFORNIA

DRAWING NAME: CONCEPT GRADING PLAN

D.A.C.	60HDEPT
DATE	7/20/2022
DRAWING FILE:	60101
PROJECT NO.:	20-004
SHEET NUMBER	1
OF	1 SHEETS
SCALE:	AS SHOWN



South Campus Buildings Plan Warehouse Project, Plan Set
(Mitigation Measures, Site Plan, Fence Plan, Floor Plans, Building Elevations, Roof Plans;
Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan)
Approved on November 9, 2022, March Business Center Implementation Committee

NOT FOR CONSTRUCTION

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
180 S. Rio Serrano Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

NO. REVISION DATE

PROJECT: MERIDIAN SOUTH CAMPUS H & I
NWC KRAMERIA AVE. & VILLAGE WEST DR.
RIVERSIDE, CALIFORNIA

DRAWING NAME: CONCEPT UTILITY PLAN

ISSUE: CONCEPT
DATE: 7/20/2022
CHECKED BY: DRAWN: HA
DRAWING FILE: CU101
PROJECT NO.: 20-026
SHEET NUMBER: 1
OF 1 SHEETS
SCALE: AS SHOWN

ATTACHMENT 5

South Campus Buildings H and I Warehouse Project

Design Plan 22-06

Standard Conditions of Approval:

ATTACHMENT 5

South Campus Buildings H and I Warehouse Project
Design Plan 22-06

Standard Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT
General Planning Conditions:

1. The site shall be developed in accordance with the approved Design Plan 22-06 on file in the Planning Department, the March Business Center Specific Plan (SP-1, Amendment #8), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Design Plan. (MJPA 9.14.020)

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

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

4. This development is located within Specific Plan SP-1, Amendment #8. Requirements of the March Business Center Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone (AICUZ).

6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV. A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC and have been incorporated into the Specific Plan. (MMRP)

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

8. The development shall incorporate 5% of parking spaces as preferential parking for carpools and vanpools in extremely convenient locations. (MMRP)

9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. If requirements differ, the proposed signage shall meet the stricter of the provisions. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)

10. All new and existing utilities located on the site shall be under grounded. (MJPA 9.13.130)

11. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)

12. All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

13. Preconstruction surveys will be conducted for burrowing owls prior to grading. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area, then passive relocation measures will be implemented consistent with the survey protocol identified above. (MMRP)

14. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal. Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Are Plot Plan to the March JPA for review and approval. (MMRP)

15. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP)

16. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP)

17. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

18. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

Planning Conditions to be Performed Prior to Issuance of a Building Permits:

19. Prior to the issuance of a building permit, the Applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) providing for shared parking, reciprocal access, shared maintenance of common areas and detention basin. The CC&R's shall be approved by the March JPA Commission and recorded on the property title prior to the issuance of a building permit.

20. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not exceed 45dB Ldn or CNEL for all new noise sensitive receptors (inclusive or transient lodging, educational facilities, and childcare facilities) which are identified in Figure IV. H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV. H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

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

22. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 shall comply with the Hazards and Hazardous Materials Mitigation Measures identified in the Meridian Subsequent EIR (SCH#2009071069).

23. Prior to issuance of precise grading permits, all site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

24. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

25. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Specific Plan Chapter IV. B-1-3. (MMRP)

26. Prior to issuance of building permits, the developer shall provide to the Planning Manager 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.

27. Prior to issuance of building permits, screening details for roof top equipment shall be submitted for Planning Division review and approval as a component of the construction plan review. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. (MJPA Design Guidelines)

28. Prior to issuance of building permits, the Planning Division shall review and approve a computer generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of outdoor areas shall be limited to high pressure or low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot2 illumination beyond the property line. (MJPA 9.08.100)

29. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

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

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

31. Prior to the issuance of a Certificate of Occupancy and once a tenant is known, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site and off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)

32. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance. (MJPA Ord.)

33. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained. (MEIR)

34. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or 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 and commercial gas meters 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)

35. Prior to Certificate of Occupancy, each development incorporating truck docks or roll-up doors shall provide a minimum 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)

36. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one a 6-sq/ft. sign for each four roll-up dock doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building at eye level in a manner to clearly convey the maximum diesel idling time. (CARB)

Landscape Provisions (Timing Varies)

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

38. 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).

39. 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).

40. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

41. 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.

42. 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.

43. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)

44. 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
In a letter dated June 30, 2022, Interwest provided the following additional Landscape Conditions of Approval for Design Plan 22-06:

45. Trees, shrubs, ground cover and mulch missing in the existing LLMD on Village West Drive and Krameria Avenue must be replaced with matching plant genus and species. Replacement trees must be 24" box or larger. (MJPA Design Guidelines, 6.3.1)

46. Projects necessitating the removal of existing trees (in the LLMD) with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MJPA 9.17.030)

47. Each lot developer is to remove the temporary plastic border separating on site landscape from the LLMD area and install a 6" X 6" concrete mow curb.

48. On-site trees must be 60% 24" box size located close to the building and 40% 15 gallons.

49. Parking lot trees shall be planted to align with the ends of parking lot stripes (between cars) and away from light standards, to create adequate shade canopies, and avoid damage to tree trunks. (MJPA 9.17.030)

50. The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. Within a maximum of ten (10) years, parking lot trees shall shade a minimum of fifty (50) percent of parking space pavement during the summer months, between 1:00 and 4:00 in the afternoon. A maximum of fifty (50) percent of the parking lot trees may be deciduous unless otherwise approved by the Planning Director. (MJPA 9.17.030)

51. The selection of parking lot trees shall avoid trees with excessive litter, sap or fruit that could damage vehicles. (MJPA 9.17)

52. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) manager at (951) 656-7000 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager.

53. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 80 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be in separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire

connection box and must be branded on the valve box lid with "SW" for future identification.

54. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an "as built" drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.

55. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty-four (24) hours to ensure LLMD plant material does not incur additional damage or loss.

56. All LLMD landscape and irrigation improvements and on-site landscape and irrigation must be maintained for 90 days and warrantied for 12 months from the date of final construction inspection.

NPDES Provisions (Timing Varies)

57. Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owners or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

58. Prior to the issuance of grading or building permits, the developer shall submit evidence of an approved Storm Water Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.

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

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

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

62. The future site user is responsible for obtaining a NPDES General Industrial Activities Permit (Order No. 97-03-DWQ, CAS000001) for businesses that have applicable Standard Industrial Codes (SIC code).

63. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and

other details for the proposed structural BMPs including the *grass lined bio-swales*. The Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies)

64. Employers with 250 or more employees shall comply with SCAQMD Rule 2202 necessitating development of trip reduction plans, including peak commute trip reduction, ride share programs, and implementing compressed work week schedules. (SCAQMD)

65. Employers with over 250 employees shall provide on-site food vending machines, refrigerator, microwave oven and mail facilities and use reasonable effort to provide an ATM, on-site computer, internet connection, and other services to reduce the need for employees to leave for services during business hours. (MMRP)

66. All cold storage facilities shall install conduit to all loading dock doors accessing the cold storage warehouse in order to accommodate future use plug-in electrical outlets. Additionally, all cold storage facilities shall have a minimum of 20% of the loading dock doors activated for plug-in use prior to the issuance of the certificate of occupancy. The trailer fleets of all cold storage warehouses shall be 100% plug-in ready within 10 years of the certificate of occupancy. (MMRP)

67. The operator shall cooperate with March JPA in 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.

68. Projects shall provide short- and long-term bicycle facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). Project shall also provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces). (MMRP)

69. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

70. Project shall include permanent TMA membership per the Specific Plan Amendment. (MMRP)

71. Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between the project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). (MMRP)

72. Project shall install Energy Star labeled roof materials. (MMRP)

73. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)

74. Developer shall consider an increase of exterior wall insulation and roof insulation over Title 24 requirements; however, a specific percent increase is not required. (MMRP)

75. Prior to issuance of grading or building permit, the Construction Contractor shall submit a Construction Management Plan identifying compliance with all construction mitigation measures identified in the Meridian South Campus Specific Plan and Village West Drive Extension Final Subsequent EIR (SCH#2020059028). (MMRP)

76. All construction activities shall be limited to between 7:00 a.m. and 8:00 p.m. as feasible. (MEIR)

MJPA PUBLIC WORKS DEPARTMENT, TRILAKE ENGINEERING

In a letter dated June 30, 2022, Trilake Engineering provided the following Conditions of Approval for Design Plan 22-06:

With respect to the Conditions of Approval for the above referenced project, it is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. The following conditions are essential parts and requirements occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the March JPA Engineer's office.

In the even of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the March JPA shall prevail.

General Conditions:

77. This project is part of previously approved Meridian South Campus Parcel Map 37878. The site has been mass graded and streets, sidewalks, and storm drain improvements have been previously constructed.

78. The developer/property owner shall secure March JPA's and appropriate agencies clearances and approval of the improvement plans.

79. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent

property owners and March JPA Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

80. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the March JPA Engineer's office.

Prior to issuance of a Grading Permit:

81. Any connection to an outlet maintained by Riverside County Flood Control and Water Conservation District (RCFC&WCD) will require an encroachment permit.

82. Truck access to the site shall be limited to Krameria Avenue to Village West Drive, and then east on Van Buren Boulevard consistent with the approved truck route in accordance with Ordinance #JPA 21-02.

83. The driveways shall be per County of Riverside Standard no. 207A and shall include west set concrete truncated domes. Truck access driveways shall be concrete unless study demonstrates asphalt is acceptable.

84. The developer/property owner shall submit the following to the March JPA Engineer, and RCFCD as applicable, for review and approval:

    a. Onsite Grading Plan and Erosion Control Plan - Plans shall show the approved WDID No.
    b. Street Improvement Plans
    c. Signing and Striping Plans
    d. Final Drainage Plans, Hydrology and Hydraulic Report
    e. Final WQMP
    f. Street Light Plans prepared by an Electrical Engineer per March JPA Standards.

    The design shall be in compliance with WMWD, RCFCD, Riverside County Transportation Department, Caltrans, March JPA and ADA's most recent standards, criteria and requirements in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

Prior to Issuance of a Building Permit:

85. Fire Department and WMWD approvals of the Water Improvement Plans are required prior to March JPA Engineer's approval.

86. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

87. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until March JPA or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the March JPA Engineer.

88. Submit Water and Sewer Plans to the March JPA Engineer for review and approval. Fire Department and WMWD approvals of onsite and offsite water and sewer plans are required prior to the March JPA Engineer approval of the plan.

89. Paved access shall be provided to the proposed building per the Precise Grading Plan.

90. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical /soils report.

Prior to Issuance of Certificate of Occupancy:

91. The existing pavement shall be analyzed and shall be removed and replaced if substandard. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the March JPA Engineer.

92. The developer/property owner shall provide for utility trench surface repair as directed by the March JPA Engineer.

93. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the March JPA Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

94. In the event of a conflict between any conditions stated above/below those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the March JPA shall prevail.

MJPA BUILDING AND SAFETY DEPARTMENT, WILLDAN

In a letter dated April 29, 2022, the March JPA Building and Safety Department, provided the following Conditions of Approval for Design Plan 22-06:

Regarding the Meridian South Campus Buildings H and I Warehouse Project, please contact March JPA Building and Safety at 951-656-7000 for direction on how to submit your building application as well as how to submit plans for electronic plan review. Please visit www.marchjpa.com to download the appropriate form(s) for building permit application. Please provide the following sets of plans and documents:

Building and Safety electronic submittal's 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) Mechanical Duct Layout Plans
(1) Roof and Floor Truss Plans
(1) Title 24 Energy Calculations
(1) Rough and Precise Grading Plans
(1) Disabled Access Plan Shown on Precise Grading Plan
(1) Water Quality Management Plan, (WQMP) and Erosion Control Plan
(1) Stormwater Pollution Prevention Plan

Building & Safety General Information

95. All structures shall be designed in accordance with the 2019 California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, and the 2019 California Electrical Code, and the 2019 California Green Buildings Standards adopted by the State of California. *The State of California code change cycle is 2022 which will bring a new code adoption July 1, 2022. If plans are submitted before the code change adoption the plans will be reviewed under the 2019 Model California Codes listed above. If plans are submitted after the adoption day, the plans must comply with the newly adopted codes.*

96. 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.

97. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection.

98. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained always to protect pedestrians.

99. 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.

100. 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.

101. Installation of construction/sales trailers must be located on private property. No trailers can be placed in the public street right-of-way.

102. Site development and grading shall be designed to provide access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel 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.

103. 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.

104. 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.

105. Separate plan submittals and permits are required for all accessory structures; example would be trash enclosures, patios, block walls, play equipment and storage buildings. 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.

106. Building & Safety, (Willdan Engineering) will review plans, inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for light standards as well as accessibility from the right-of-way to the building and the disabled parking stalls. Signage will be inspected by the Building & Safety as well as trash enclosures and other ornamental structures on the site.

107. Engineering, (Tri Lake Engineering) will review rough and precise grading plans on site as well as all improvements in the public right of way. Trilake Engineering will inspect onsite utilities starting 5 feet outside of the building as well as all the curb, gutter, and sidewalk construction.

108. Storm Water, (CG Recourse Management) will inspect the Storm Water requirements on and off site.

109. 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

110. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this also 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.

111. 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.

112. 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.

113. 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.

114. Prior to issuance of building permits, provide Building & Safety with a will service letter from Western Municipal Water District.

115. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

116. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of 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 to provide daily reports to Building & Safety by e-mail to the inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspectors use. The special inspectors shall make all necessary and required inspections before the March JPA provides periodic inspections.

117. A Certificate of Occupancy will be granted to the Developer/Owner when the shell building is 100 percent complete, and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement to start work in the shell building if all other agencies agree to allow the permit to be issued and the plans are approved.

MARCH JPA RESOURCE MANAGEMENT ENGINEER, CGRME

In a Memorandum, dated October 31, 2022, the March JPA Resource Management Engineer, CGRME, provided the following Conditions of Approval for Design Plan 22-06:

118. 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. This project is included into the South Campus Master WQMP.

119. 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 underground detention system, Modular Wetlands System, self-treating/retaining landscaping, roof drains to vegetation and trash enclosure. The Engineering Department shall review and approve the final WQMP text, plans and details.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

In a letter dated October 31, 2022, the Riverside County Fire Department provided the following Conditions of Approval for Design Plan 22-06. Riverside County Fire Department, Office of the Fire Marshal has reviewed the submitted plans for the referenced project and they are approved with the following conditions:

120. Adverse Impacts:
The proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.

121. Access:
Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Office of the Fire Marshal's Standards. Plans must be submitted to the Office of the Fire Marshal for review and approval prior to building permit issuance.

122. Water:
Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code and Riverside County Office of the Fire Marshal's Standards. Plans must be submitted to the Office of the Fire Marshal for review and approval prior to building permit issuance.

123. Conditions Timeframe:
Conditions of approval are subject to change with adoption of new codes, ordinances, laws, or when building permits are not obtained within twelve months.

124. Construction shall remain accessible and exposed for inspection purposes until approved by the Fire Department. The approval of plans and specifications does not permit the violation, deletion, omission, or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances.

125. Should you have additional questions, please contact Adria Reinertson at (951) 955-4777 or email at Adria.Reinertson@fire.ca.gov.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

126. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

127. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

128. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b) Any use which would cause sunlight to be reflected 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.

c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction, and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e) The following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-internet are encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working therein:

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)

f) Any retention basin shall be designed to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

g) Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior office noise levels from aircraft operations are at or below 45 CNEL.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated June 22, 2022, Riverside County Flood Control and Water Conservation District provided the following Conditions of Approval for Design Plan 22-06:

129. 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.

130. An encroachment permit may need to be obtained for any construction related activities occurring within District right of way facilities, namely Krameria North Storm Drain and Perris Valley West Drive, Stage 2. For further information, contact the District's Encroachment Permit Section at (951) 955-1266.

General Information

131. 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.

132. If this project involves a Federal Emergency Management (FEMA) mapped floodplain, then 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 Letter of Map Revision (LOMR) prior to occupancy.

133. 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.

134. If 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. 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.

WESTERN MUNICIPAL WATER DISTRICT

In a letter dated June 21, 2022, the Western Municipal Water District provided the following Conditions of Approval for Design Plan 22-06:

135. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

136. 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 a water meter.

137. Proposed facilities for water, sewer, and recycled water service as well as onsite irrigation must be designed by a Registered Civil Engineer and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

138. Western, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

139. The property is located within the 1900 Pressure Zone. Currently, Western has existing 18" water pipeline located on Village West Drive for service connection to the proposed Project. The available Fire Flow will be determined by a flow test or fire flow model.

140. The proposed fire services show 12-inch Reduced Pressure Detector Assemblies (RPDA's). If 12-inch RPDA's are not available per Western standards or approved by Western, the project will be required to install parallel RPDA's of a smaller size.

141. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western 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.

142. Western has an existing recycled water pipeline in Village West Drive for future service to the proposed Project. Project landscape designed shall be for future recycled water and reviewed, approved, inspected, and tested by Western.

143. Western has an existing 15" sewer pipeline in Village West Drive for service connection to the proposed Project. The connection shall be shown on the plans as a private sewer lateral and connected to Western's main at a existing or proposed manhole. Manhole base channels shall be modified as needed to meet Western's standards.

144. Developer to submit a 22"x34" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer, and and/or Recycled Improvement Plans.

145. Preliminary water, sewer, and/or recycled water plans shall show the following items:

a. Delineate existing utility facilities (ie. pipe diameter, pipe material, manholes, water meters, air/vac, blow off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within the Project boundaries.
b. Delineate all easements within the 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 the project boundaries. Include pipeline diameters and type of material.

146. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer, and/or Recycled Water Improvement Plans.

147. Water, Sewer, and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at: http://www.wmwd.com/162/Developer-Handbook

148. Water, Sewer, and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at: http://www.wmwd.com/DocumentCenter/Home/View/237

149. Developer to submit grading plans for Western's review and approval before grading permit is issued.

150. 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.

151. The developer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer, and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property, then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

152. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

153. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions" and all applicable "Rules, Regulations, and General Policies of Western at the time of construction.

154. Developer's civil engineer shall update Western's mylar record drawings for these additional connections prior to Notice of Final Inspection and acceptance of improvements.

155. Contact the Western's Development Services Department at (951) 571-7100 for further information.

UNITED STATES POSTAL SERVICE

156. 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.

EXHIBIT A

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

MERIDIAN PARK, LLC
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR THE
SOUTH CAMPUS BUIDINGS H AND I WAREHOUSE PROJECT
DESIGN PLAN 22-06

The March Business Center Implementation Committee considered and **APPROVED** the South Campus Buildings H and I Warehouse Project, with **CONDITIONS OF APPROVAL**, on _____.

Meridian Park, LLC, acknowledges and accepts the Conditions of Approvals for the South Campus Buildings H and I Warehouse Project, as approved by the March Business Center Implementation Committee. Upon signature and return of this Acceptance to the March Joint Powers Authority, Meridian Park, LLC, will be allowed/authorized to submit construction plans for South Campus Buildings H and I Warehouse Project.

MERIDIAN PARK, LLC

_____ _____
Owner/Applicant Signature **Date**

_____ _____
Owner/Applicant Printed Name **Owner/Applicant Title/Position**

ATTACHMENT 11

South Campus Buildings H and I Warehouse Project

Design Plan 22-06

Notice of Exemption

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | Fax (951) 653-5558 | Website: www.marchjpa.com | E-Mail: info@marchjpa.com

NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency) March Joint Powers Authority
☒ Riverside County Clerk 2724 Gateway Drive Riverside, CA 92507	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92506

1. Project Title:	Design Plan 22-06: South Campus Buildings H and I Warehouse Project
2. Project Applicant:	Meridian Park, LLC.
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The proposed South Campus Buildings H and I Warehouse Project (Project) is located south of Van Buren Boulevard and west of Village West Drive, specifically at the northwest corner of Village West Drive and Krameria Avenue, as depicted in the attached map below
4. Project Location	County of Riverside
5. Description of nature, purpose, and beneficiaries of Project:	On November 9, 2022, the March Joint Powers Authority, through its March Business Center Implementation Committee, granted ministerial design approvals for Design Plan 22-06 for South Campus Buildings., which consist of two speculative warehouses on approximately 13.67 acres zoned Business Park as specified in the March Business Center Specific Plan (SP-1, A8). The project site also includes a 06-acre above ground detention basin South Campus Buildings H and I were previously approved in January 2021 and analyzed in the Subsequent Environmental Impact Report for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH #2020059028. Under that approval, South Campus Buildings H and I were entitled to incorporate the following improvements: • Building H: construction of 119,978 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform on 6.42 acres in the Business Park zoning district of the March South Campus Specific Plan. • Building I: construction of a 141,810 square foot speculative warehouse building, including an 8,000 square foot office area and a 4,000 square foot equipment/mezzanine platform ing on 7.25 acres in the Business Park zoning district of the March South Campus Specific Plan.

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202201122
11/09/2022 01:55 PM Fee: $ 50.00
Page 1 of 4
Removed: By: Deputy

6. Name of Public Agency approving project:		March Joint Powers Authority
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:		Timothy Reeves Meridian Park, LLC. 1156 N. Mountain Avenue Upland, CA 91786
8. Exempt status: (check one)		
(a)	☒ **Ministerial project.**	Pub. Res. Code § 21080(b)(1); State CEQA Guidelines §15268 (a)
(b)	☒ **Not a project.**	Pub. Res. Code § 21080(b)1); State CEQA Guidelines § 15369
(c)	☐ Emergency Project.	
(d)	☐ Categorical Exemption. State type and section number:	
(e)	☐ Declared Emergency.	
(f)	☐ Statutory Exemption. State Code section number:	
(g)	☐ Other. Explanation:	
9. Reason why project was exempt:		South Campus Buildings H and I were previously approved in January 2021 and analyzed under the Subsequent Environmental Impact Report for the Meridian South Campus Specific Plan and Village West Drive Extension Project (SCH #2020059028). Approval of Design Plan 22-06 for South Campus Buildings H and I is a ministerial approval because it involved little or no personal judgment as to the wisdom or manner of carrying out construction of South Campus Buildings H and I and instead applied fixed standards and objective measurements. Approval of the Design Plan is this a ministerial activity and not a project within the meaning of CEQA. (Public Res. Code § 21080(b)(1); State CEQA Guidelines § 15369.) Further, the approval of the Design Plan is exempt from environmental review because it is a ministerial activity. (State CEQA Guidelines § 15268(a).) The Design Plan underwent a ministerial review process and was found consistent with the development standards under the March Business Center Specific Plan (SP-1, Amendment No. 8), the March Business Center Design Guidelines, and he adopted Mitigation Measures for the Meridian South Campus Specific Plan and Village West Drive Extension SEIR (SCH 20200059028). All services and access to the project site is made available through the Specific Plan (SP-1, A8). The determination that the Design Plan 22-06 was consistent involved no discretionary judgement by the March Business Center Implementation Committee and involved only the use of fixed and objective standards rather than subjective decision making.

10. Lead Agency Contact Person:	Jeffrey Smith, AICP Principal Planner March Joint Powers Authority
Telephone:	(951) 656-7000
11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. **12.** Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐	
13. Was a public meeting held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public meeting was: November 9, 2022	

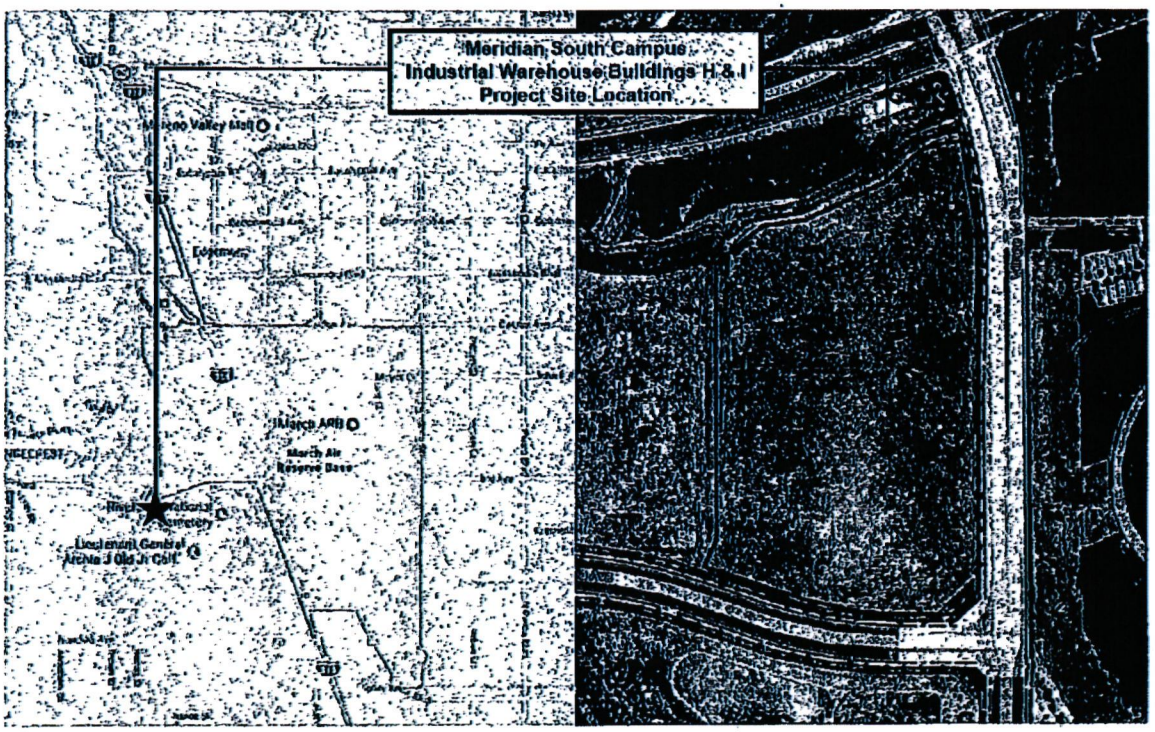
Signature: _____ **Date:** November 9, 2022 **Title:** Principal Planner
Jeffrey M. Smith

☒ **Signed by Lead Agency** ☐ **Signed by Applicant**

Date Received for Filing: _____

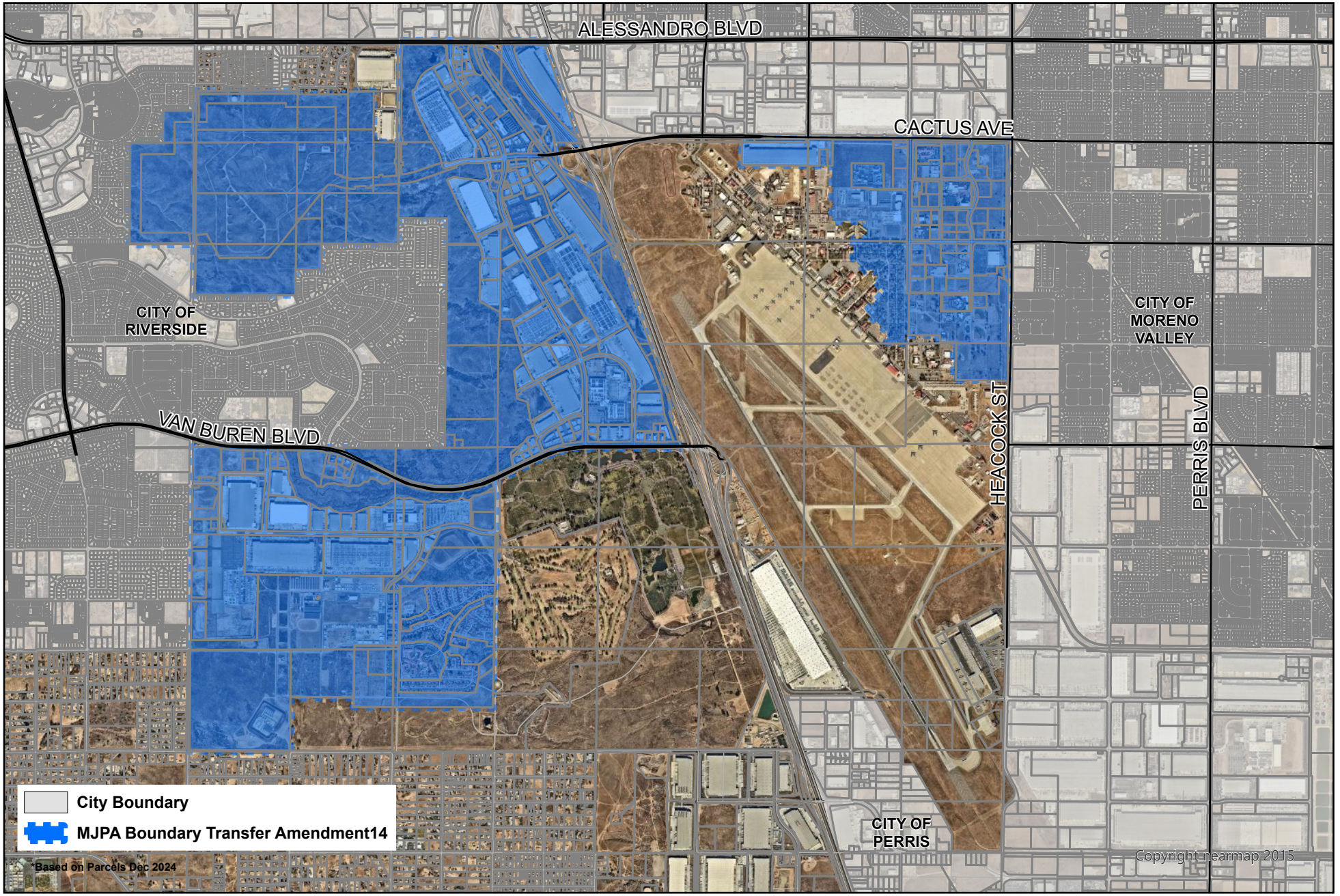
(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code



South Campus Buildings H and I Warehouse Project Location:

The South Campus Buildings H & I Warehouse Project is located on a 13.67-acre Business Park zoned site that was previously mass graded along with the overall Meridian Park South Campus Phase I Project. The Project site is located south of Van Buren Boulevard and west of Village West Drive, specifically at the northwest corner of Village West Drive and Krameria Avenue in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.



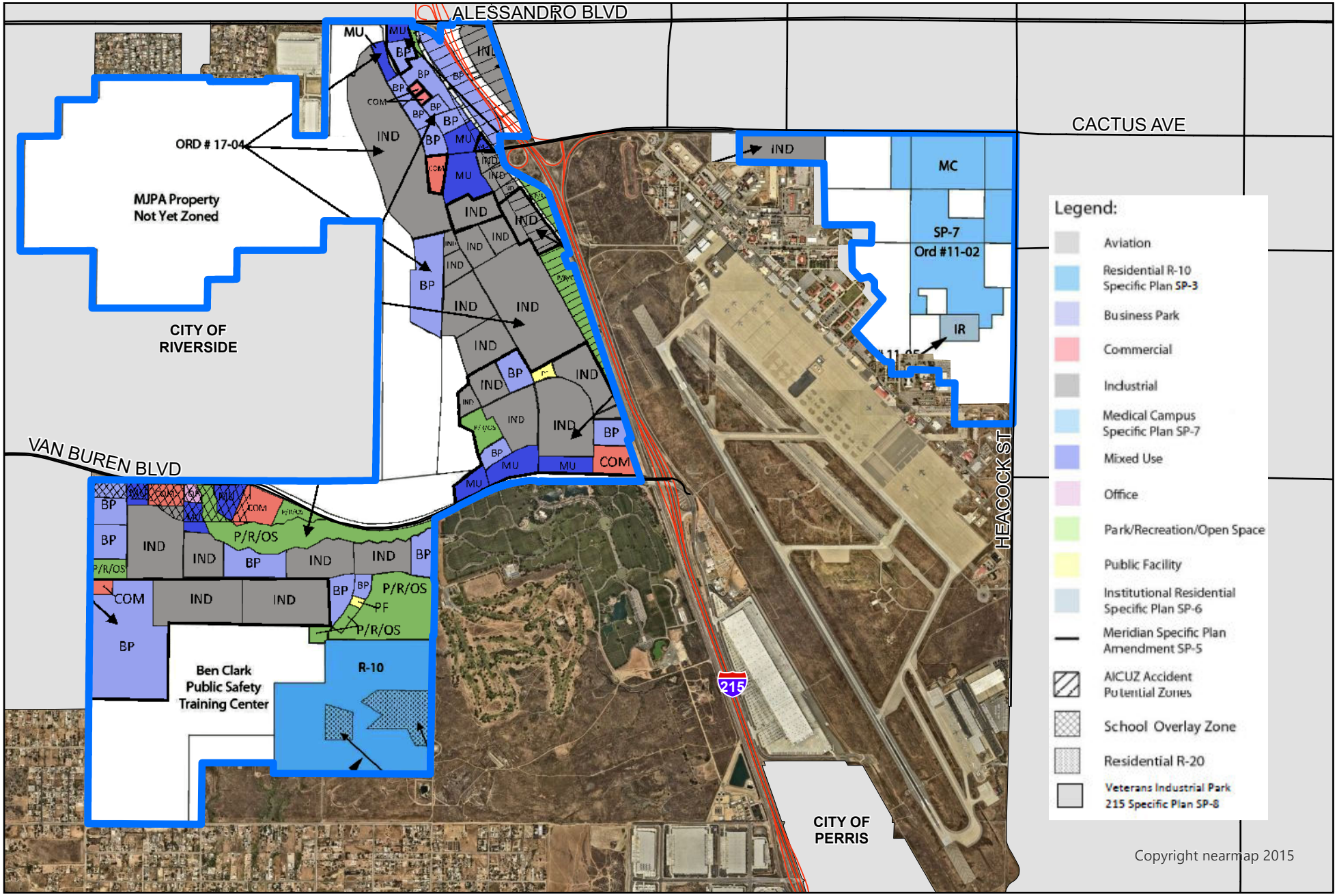
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MARCH AREA PLAN TERRITORY

N

0 1,500 3,000 6,000

Feet



Date Saved: 5/20/2025 5:29 PM

N

0 1,250 2,500 5,000

Feet

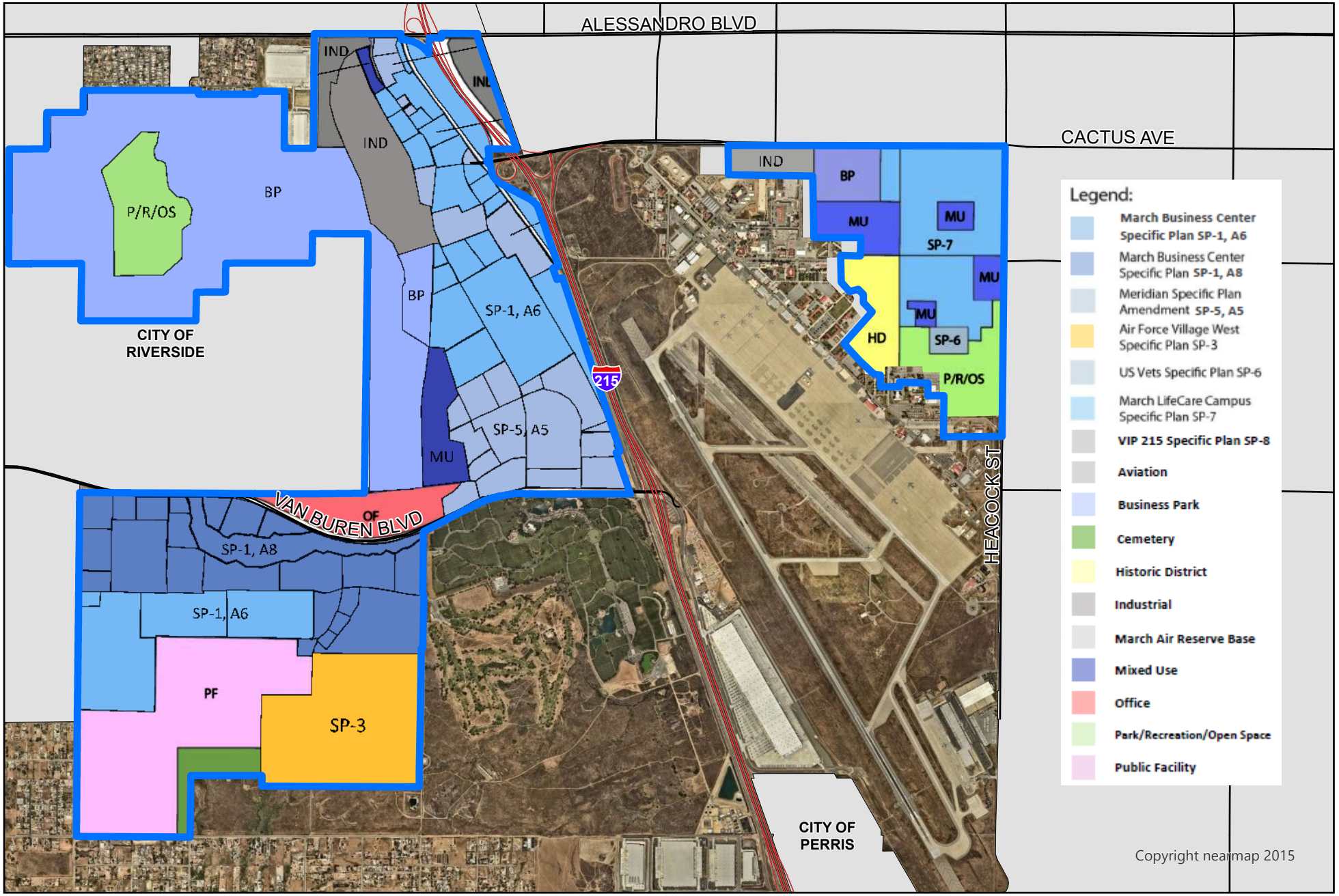
Major Roads

Highways

MJPA Boundary Transfer Amendment14

City Boundary

MARCH AREA PLAN ZONING



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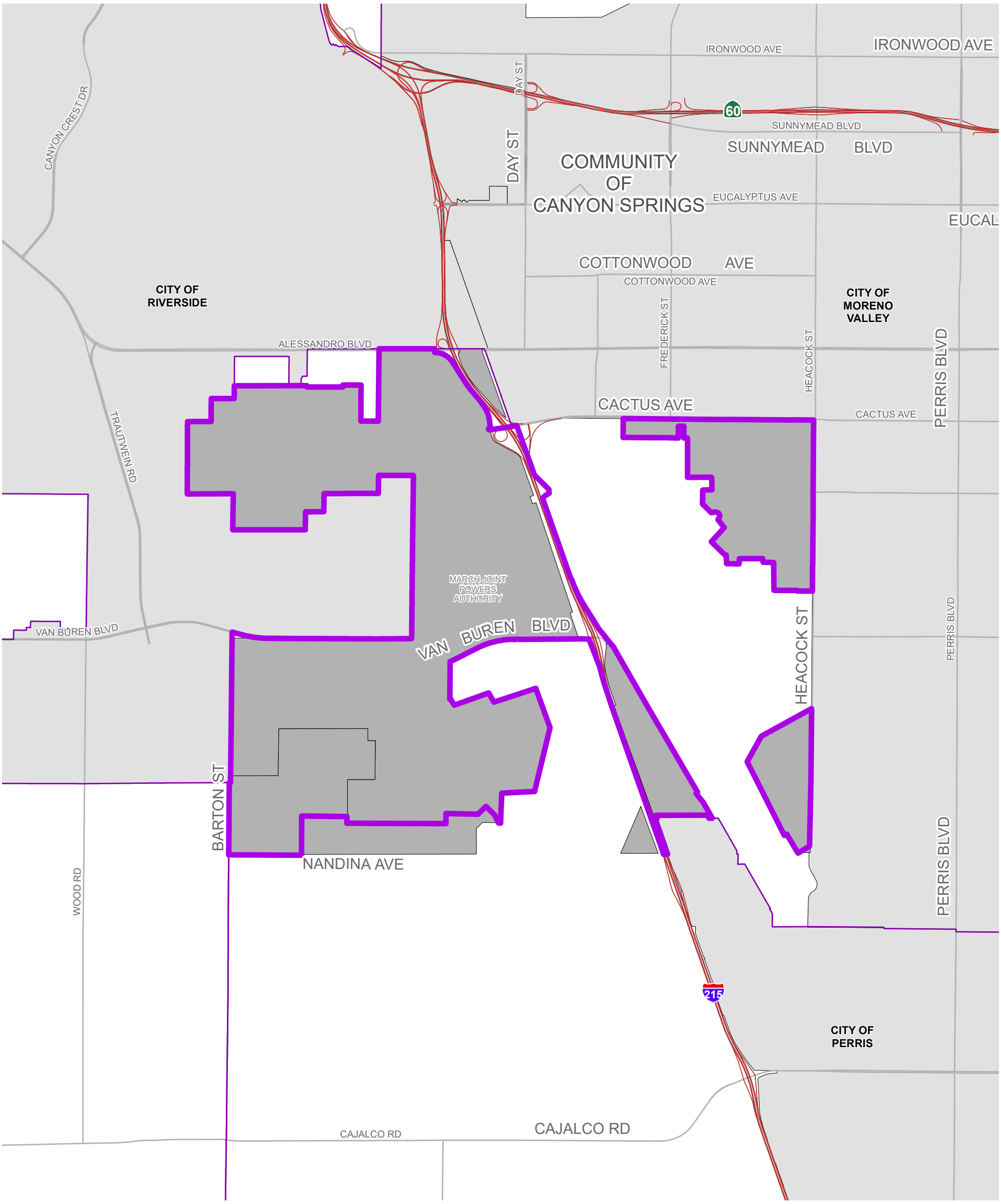
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0 1,250 2,500 5,000

Feet

- Major Roads
- City Boundary
- MJPA Boundary Transfer Amendment14

MARCH AREA PLAN LAND USE



Data Source: Riverside County

Figure 1

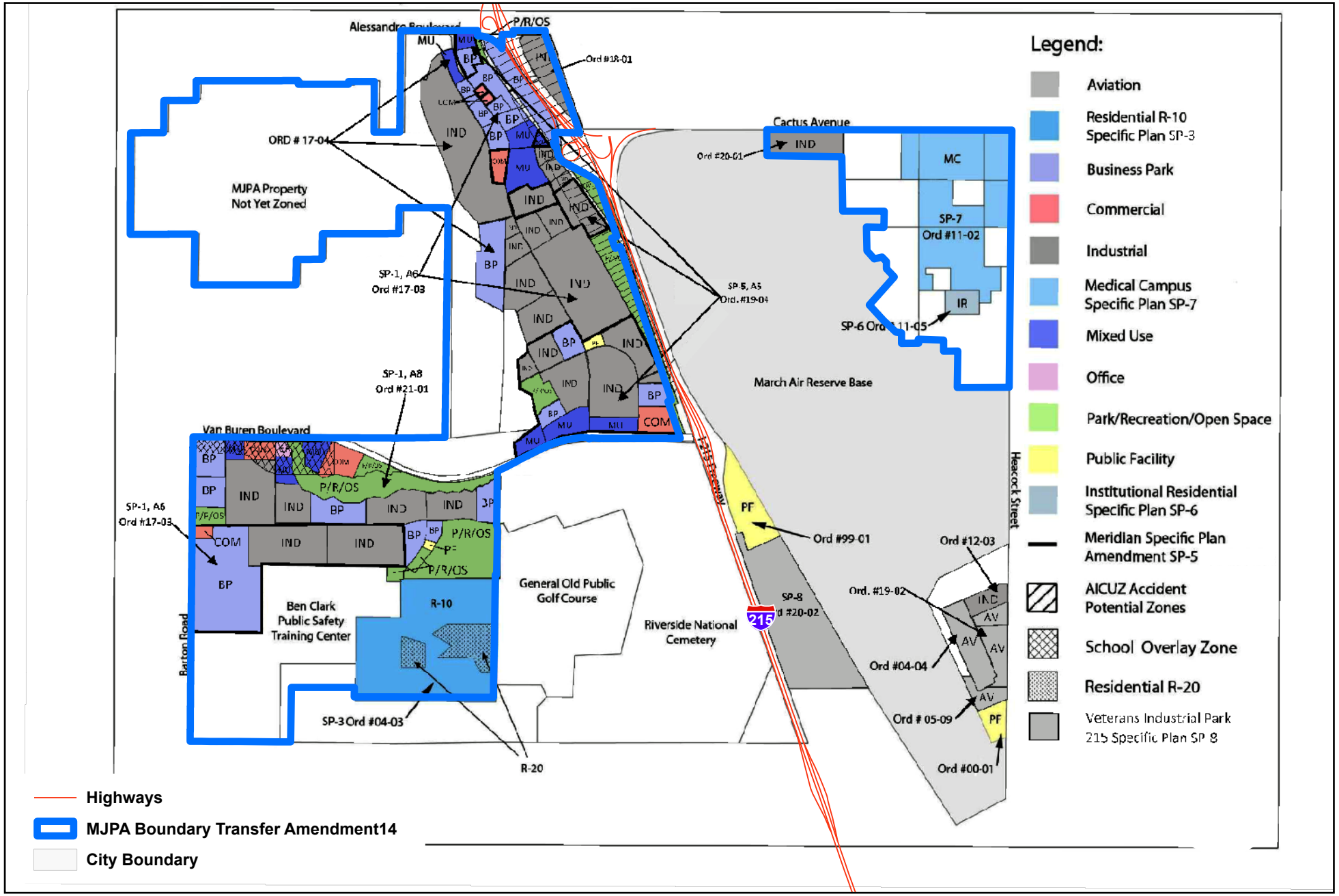
Monday, April 7, 2025

0 0.5 1 Miles

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MARCH AREA PLAN LOCATION

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx



Date Saved: 4/28/2025 11:08

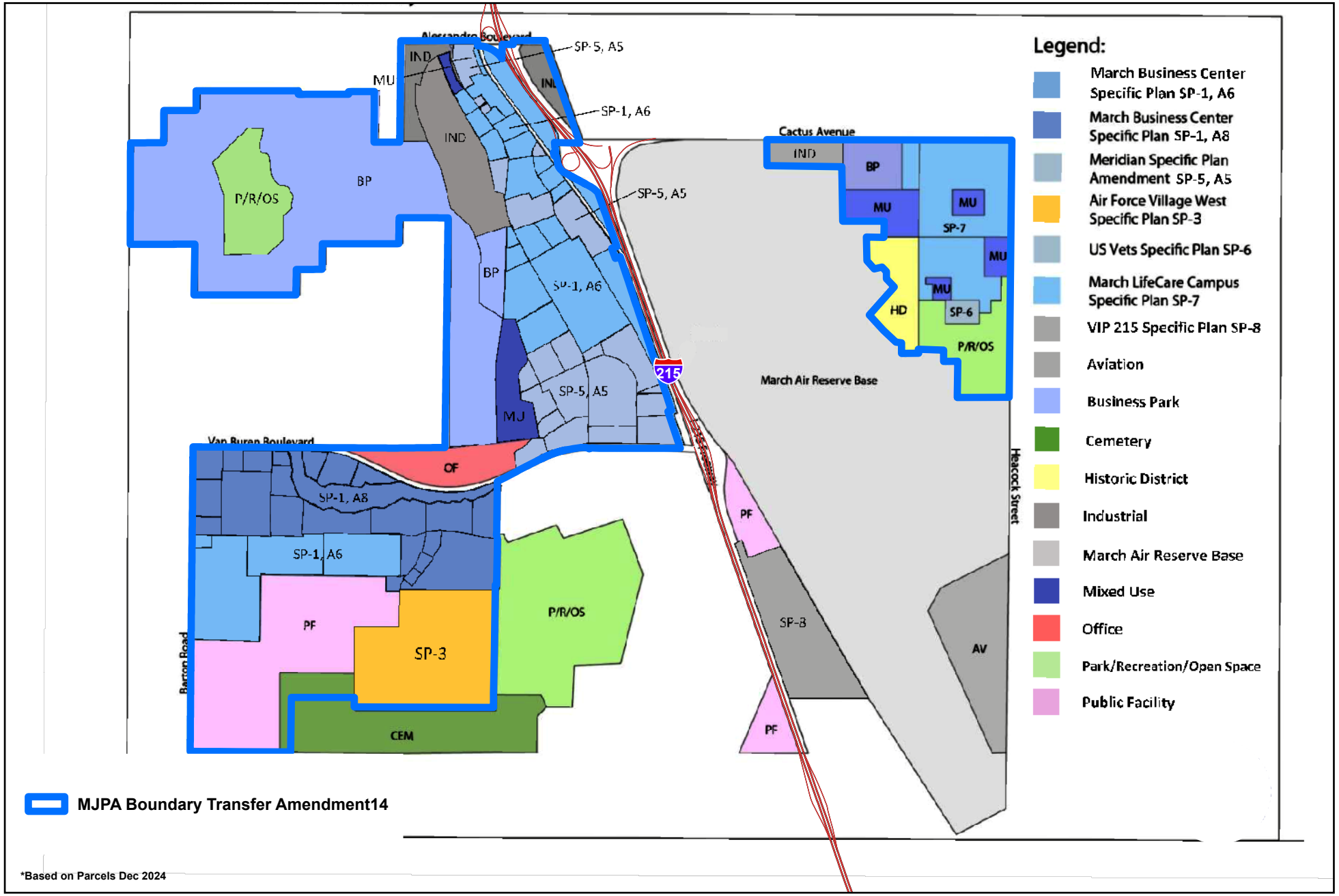
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Feet

MARCH AREA PLAN ZONING

Figure 2



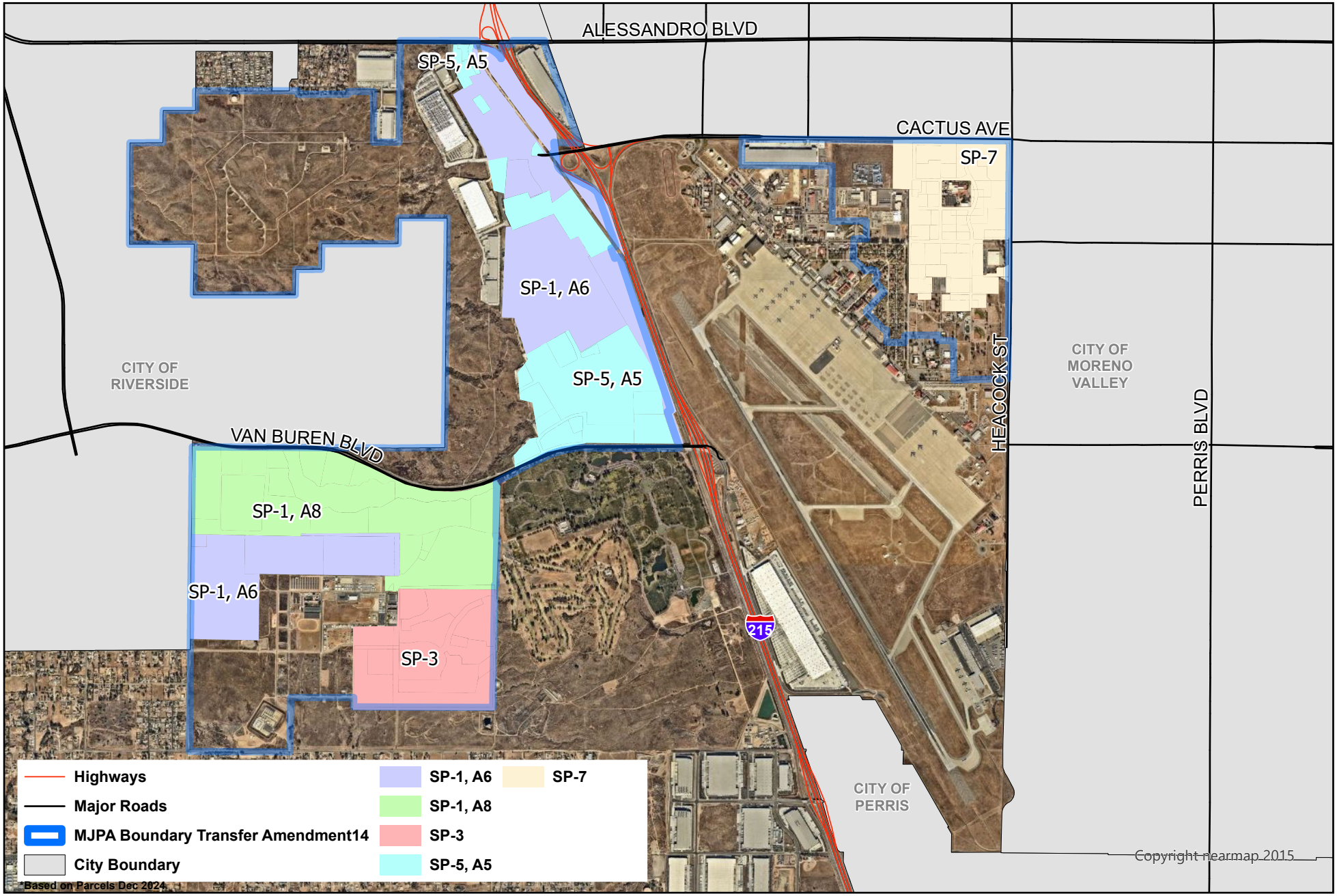
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Feet

MARCH AREA PLAN
LAND USE
Figure 3



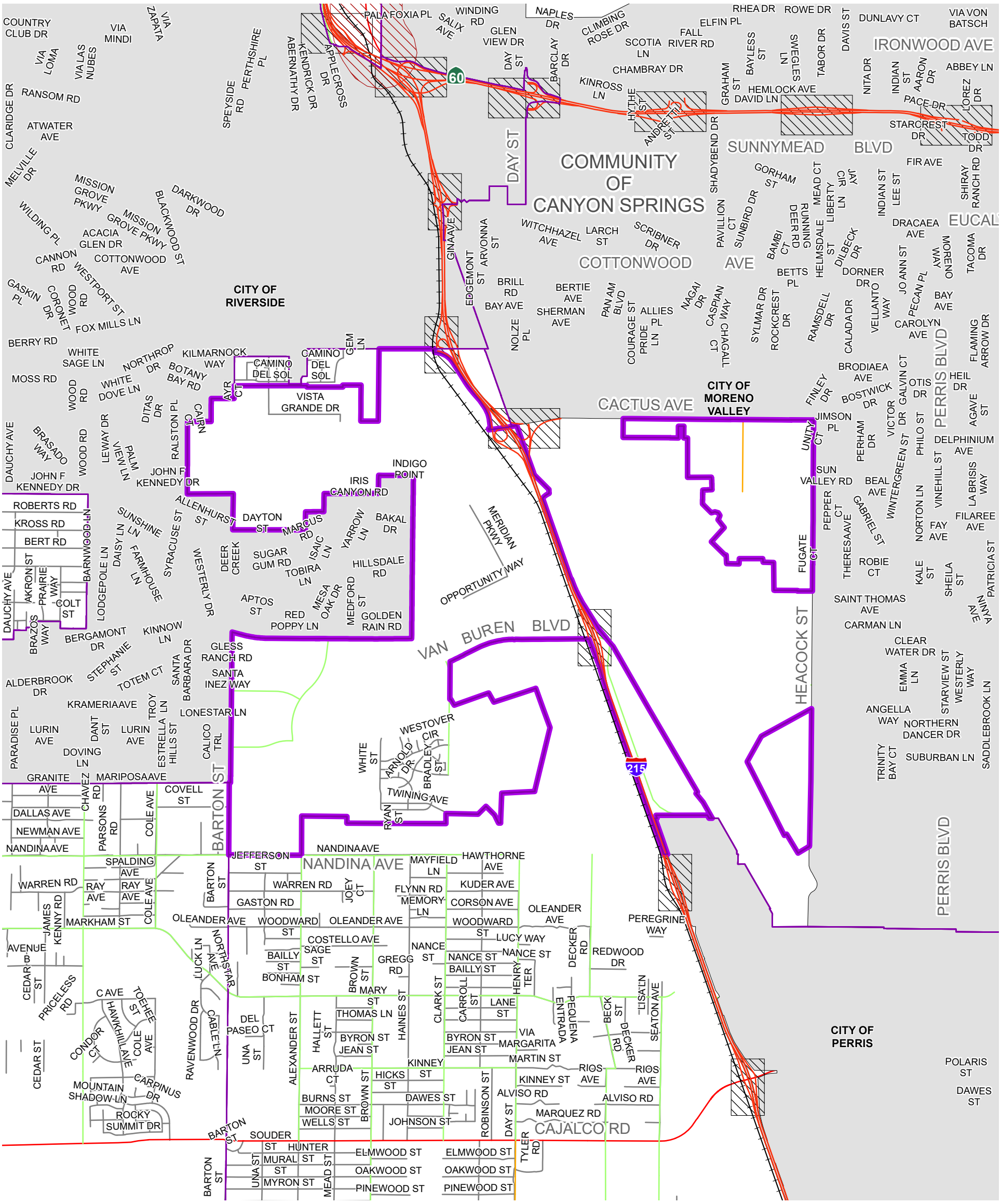
Date Saved: 4/28/2025 8:31 AM

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Feet

MARCH AREA PLAN
SPECIFIC PLANS
Figure 4



Data Source: Riverside County Transportation

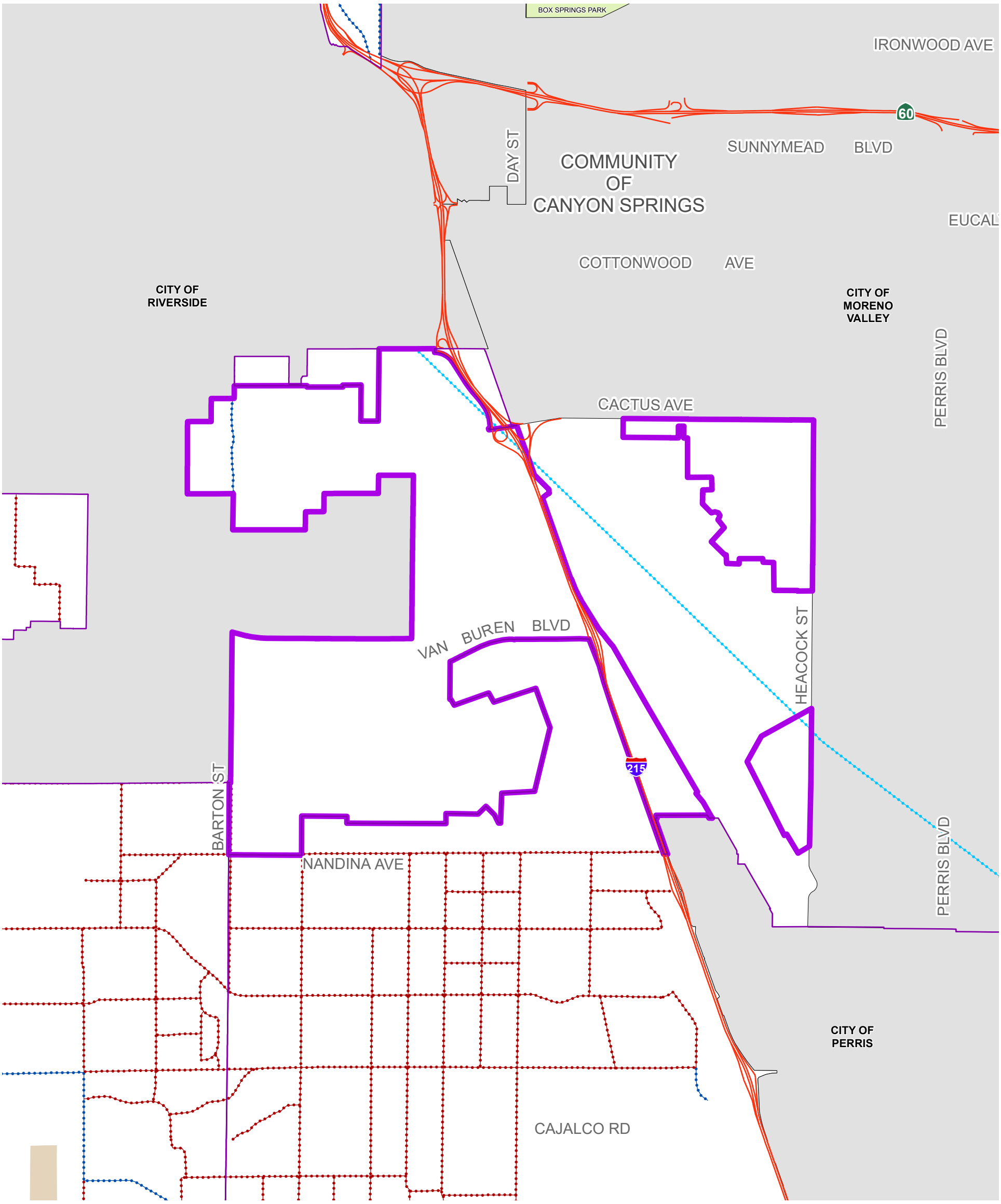
Figure 5

Monday, April 7, 2025

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MARCH AREA PLAN CIRCULATION

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx



Regional Trail: Urban/Suburban

Community Trail

Regional Trail: Open Space

Historic Trail (Juan Bautista De Anza National Historic Trail, Bradshaw Trail)

Non-County Land (Public and Quasi-Public Lands)

Miscellaneous Public Lands

Bureau of Land Management (BLM) Lands

Highways

Area Plan Boundary

City Boundary

Data Source: Riverside County Parks

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Figure 6

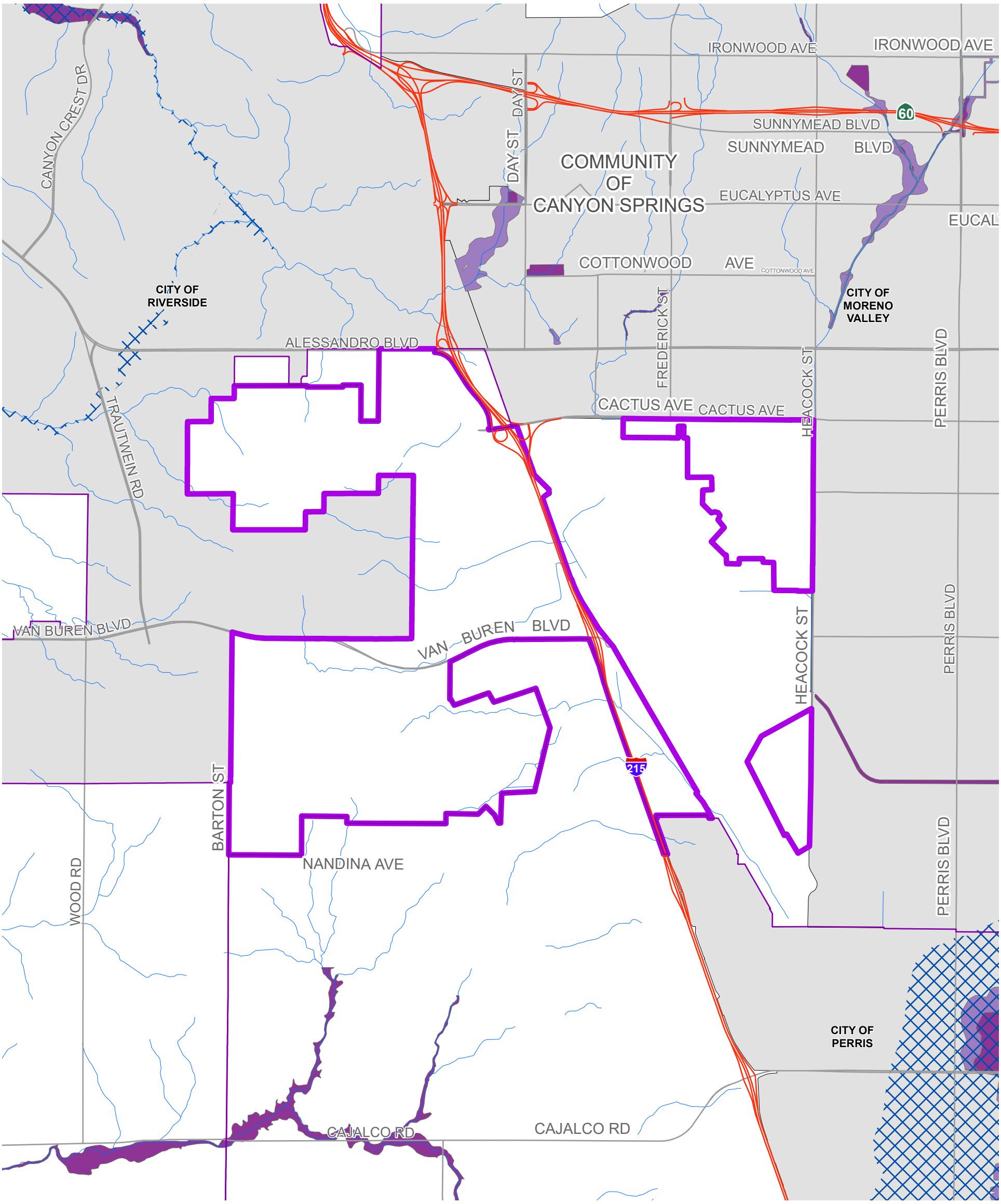
Monday, April 7, 2025

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MARCH AREA PLAN TRAILS AND BIKEWAY SYSTEM

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx



Data Source: November 29, 2023 version of the National Flood Hazard Layer (NFHL)

Figure 7

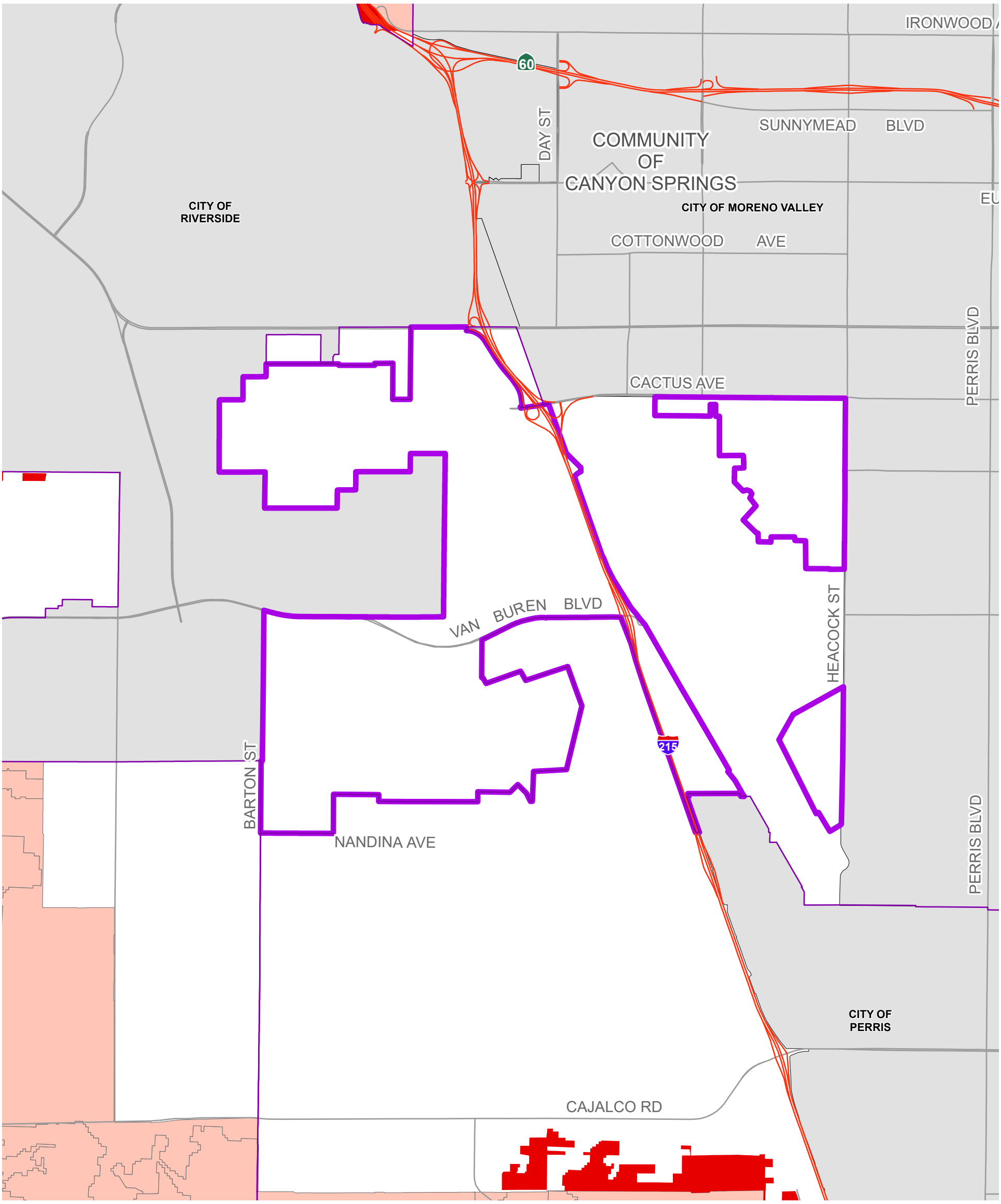
Tuesday, April 8, 2025

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MARCH AREA PLAN SPECIAL FLOOD HAZARD AREAS

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx



Data Source: California Department of Forestry and Fire Protection (CAL FIRE), (2010)

Fire Hazard Severity Zones (FHSZ)

Local Responsibility Area

Very High FHSZ

State Responsibility Area/Federal Responsibility Area

Very High/High/Moderate FHSZ

Highways

Area Plan Boundary

City Boundary

Figure 8

Tuesday, April 8, 2025

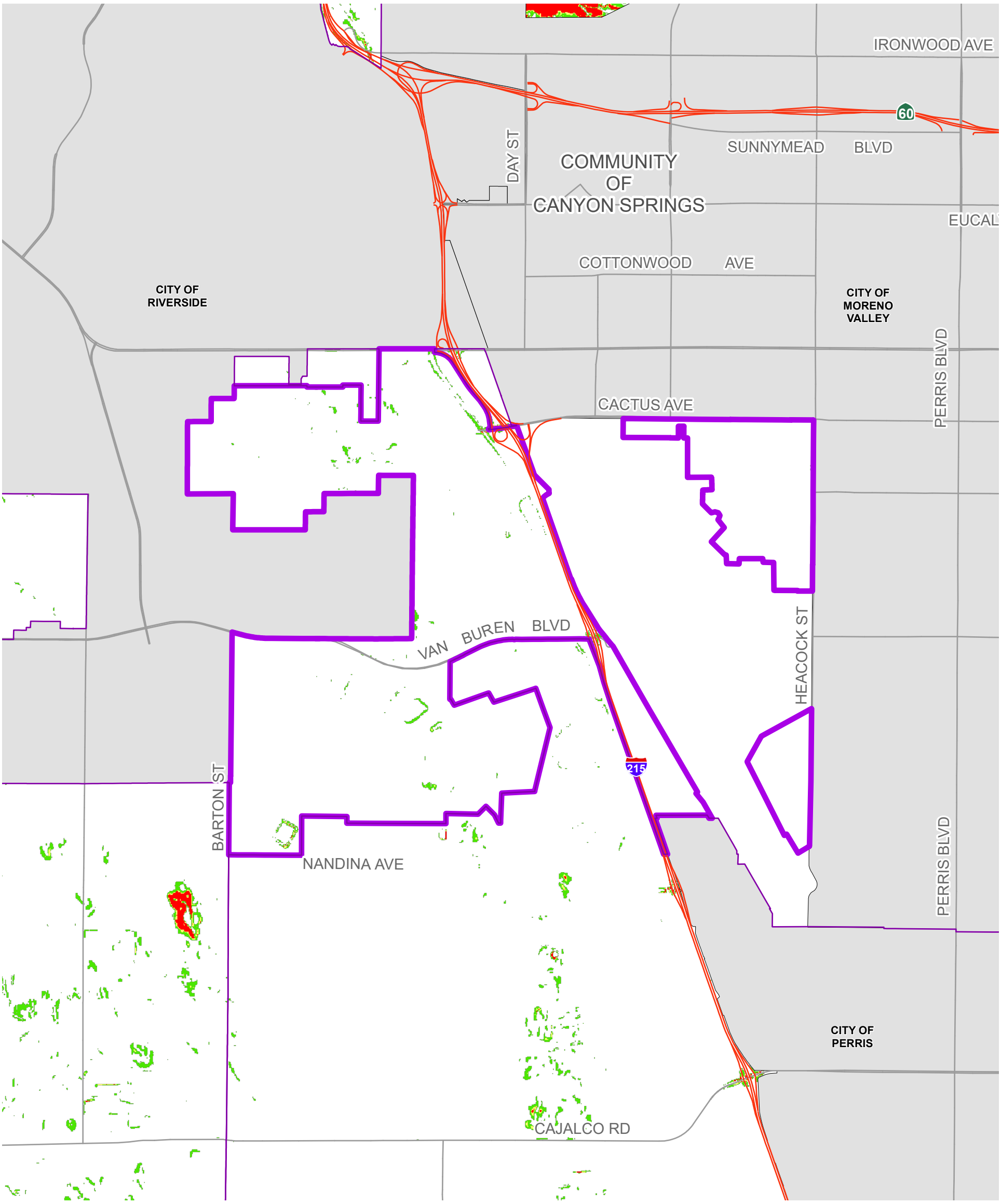
Miles

0 0.5 1

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

MARCH AREA PLAN
WILDFIRE SUSCEPTIBILITY

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx



Data Source: Riverside County (2007)

Slope Angle

- Less Than 15%
- 15%-25%
- 25%-30%
- 30% and Greater

- Highways
- Area Plan Boundary
- City Boundary

Figure 9

Tuesday, April 8, 2025

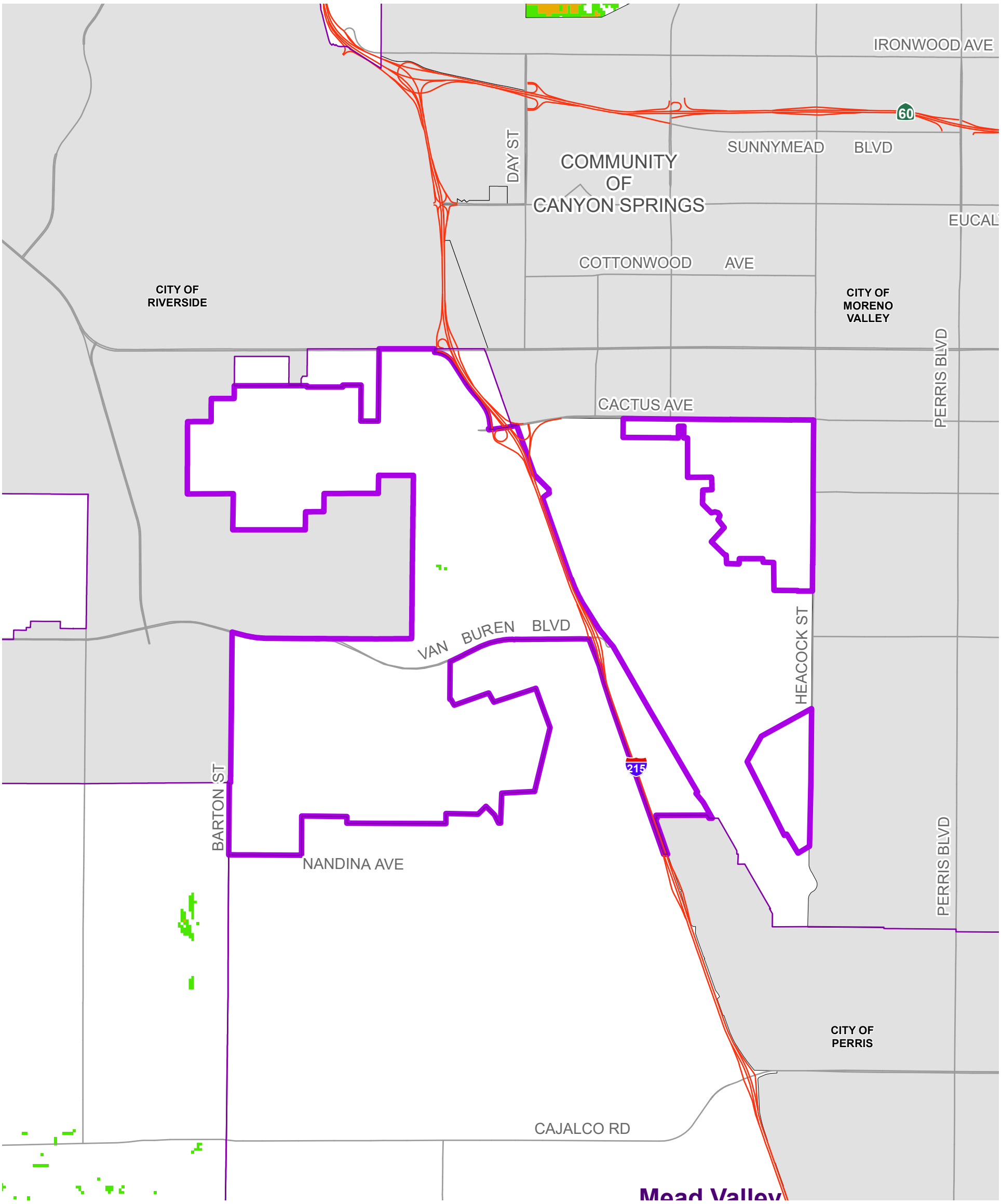
Miles
0 0.5 1

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RIVERSIDE COUNTY PLANNING DEPARTMENT

MARCH AREA PLAN STEEP SLOPE

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx



Data Source: California Geological Survey (2008)

Slope Instability

- Existing Landslides
- High susceptibility to seismically induced landslides and rockfalls.
- Low to locally moderate susceptibility to seismically induced landslides and rockfalls.

- Highways
- Area Plan Boundary
- City Boundary

Figure 10

Tuesday, April 8, 2025

0 0.5 1 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

MARCH AREA PLAN SLOPE INSTABILITY

Path: M:_Projects\AreaPlan\MJPA_Update\March_Air_Reserve_AP\March_Air_Reserve_APaprx

Lopez, Daniel

From: Rosie Russell <octoberrose1@verizon.net>
Sent: Monday, June 23, 2025 10:08 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - 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 the March JPA unanimously rejected in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Rosie Russell
20144 Dayton Street
Riverside, CA. 92508

Sent from my iPhone

23.1

Lopez, Daniel

From: Nancy Hernandez <nancymhe@usc.edu>
Sent: Monday, June 23, 2025 2:10 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Nancy H.
92503

23.1

Lopez, Daniel

From: Elizabeth Alanis <elizabethvalanis@gmail.com>
Sent: Monday, June 23, 2025 2:22 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Elizabeth
92508

23.1

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

Appendix 1. Existing Constraints Land Use Map and Table

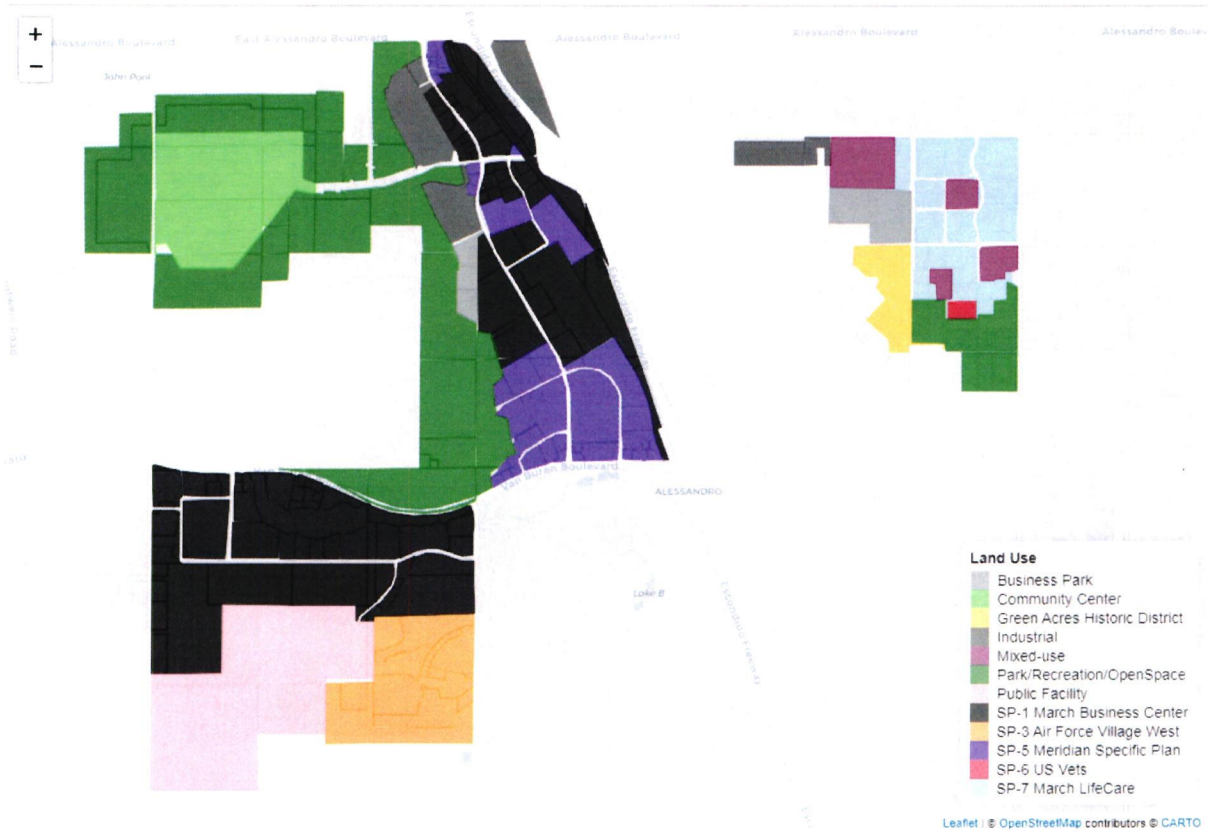


Figure 1. Land Use map that reflects existing conditions constraining land use in the March planning area. The West Campus Upper Plateau is accurately shown as Open Space where the 2003 CAREE/CCAEJ settlement agreement and 2012 CBD/SBVAS settlement agreement require conservation easements and parks.

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

Professor of Neuroscience
Distinguished Teaching Professor
University of California, Riverside
Advisory Committee, UC President's Postdoctoral Fellowship Program
951-827-3960 (office)
951-206-6117 (cell)
mcur@ucr.edu
https://mcurlab.ucr.edu/

Sent from my Verizon, Samsung Galaxy smartphone

Lopez, Daniel

From: peasleeamber <peasleeamber@gmail.com>
Sent: Friday, June 20, 2025 5:10 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

Follow Up Flag: Follow up
Flag Status: Completed

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Dear County Board of Supervisors and Clerk,

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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 decades. Leaving the map as is allows for the developer to resubmit immediately to the County a terrible project that the March JPA unanimously rejected in May 2025.

Please commit — in writing — to working with us.

Sincerely,
Amber Peaslee
92508

Sincerely,
Connie Ransom
92507

Lopez, Daniel

From: Eunhee Kim <eunster@yahoo.com>
Sent: Friday, June 20, 2025 7:37 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,
Eunhee Kim
Raleigh, NC 27615

Lopez, Daniel

From: rjpeters13 <rjpeters13@yahoo.com>
Sent: Friday, June 20, 2025 8:41 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Cc: Michael McCarthy; Jen L
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

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Please commit — in writing — to working with us.

Sincerely,

Lopez, Daniel

From: christine martin <cmcelsemartin@gmail.com>
Sent: Friday, June 20, 2025 8:54 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

Follow Up Flag: Follow up
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Please commit — in writing — to working with us.

Sincerely,
Christine Martin
92506

Lopez, Daniel

From: KELLEY PAGE <kpage68684@verizon.net>
Sent: Saturday, June 21, 2025 6:52 AM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

Follow Up Flag: Follow up
Flag Status: Completed

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Please commit — in writing — to working with us.

Sincerely,
Suzanne Page
92508

Sent from my iPad

Lopez, Daniel

From: Katie Greene <kteag13@gmail.com>
Sent: Saturday, June 21, 2025 10:06 AM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

Follow Up Flag: Follow up
Flag Status: Completed

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Please commit — in writing — to working with us.

Sincerely,
KATIE GREENE
92506

Campus Upper Plateau and develop it in a responsible way, rather than proposal plans to develop it in a profitable way. I am happy to discuss this further with you if you wish.

Please commit — in writing — to working with residents, and, unlike the MJPA, to partner with affected communities.

Sincerely,
Jerry Shearer
92508

Rita Schneider
92508

Lopez, Daniel

From: julie weatherford <julieweatherford@gmail.com>
Sent: Saturday, June 21, 2025 4:47 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

Follow Up Flag: Follow up
Flag Status: Completed

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Dear County Board of Supervisors and Clerk,

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As a community member who has successfully fought against warehouses on the West Campus Upper Plateau, I know that community stakeholders (including those listed above) are eager to engage with the County on updating the land use plan, which will impact our city and neighborhood for decades.

Please commit — in writing — to working with us.

Sincerely,

Lopez, Daniel

From: Ying Shen <yingyingshen@hotmail.com>
Sent: Saturday, June 21, 2025 5:24 PM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

Follow Up Flag: Follow up
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Please commit — in writing — to working with us.

Sincerely,
Ying Shen
92508

Riverside, CA 92521

Lopez, Daniel

From: Ajay Shah <ajayatsc@yahoo.com>
Sent: Sunday, June 22, 2025 11:18 AM
To: Supervisor Medina - 1st District; Office of 2nd District Supervisor; District3; District 4 Supervisor V. Manuel Perez; District 5; Clerk of the Board
Subject: Public Comment for Agenda Item 23.1 - General Plan Amendment No. 240093 and Change of Zone No. 2400060

Follow Up Flag: Follow up
Flag Status: Completed

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Dear County Board of Supervisors and Clerk,

Please let us give input in any future plans for undeveloped land.

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.

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Please commit — in writing — to working with us.

Sincerely,
Ajay Shah
92508

Neutral

Do you need a Spanish translator?
No

BOARD RULES

Requests to Address Board on "Agenda" Items:
You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:
Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:
Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:
The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

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x 64

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Laura Miranda

Address: Pechanga Band of Indians

City: Temecula CA **Zip:** 92592

Phone #: 951-770-6300

Date: 6/24/25 **Agenda #** 23.1 March Zoning Area

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

____ **Support** X **Oppose** Unless Amended **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

____ **Support** ____ **Oppose** ____ **Neutral**

I give my 3 minutes to: ____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: Ebru Ozdil

Address: Pechanga Band of Indians

City: Temecula, CA **Zip:** 92582

Phone #: 951-770-6300

Date: 6/24/25 **Agenda #** 23.1

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_____ **Support** X **Oppose** _____ **Neutral**
Unless Amended

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: Laura Miranda

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: TED GRISWOLD

Address: 525- B Street

City: San Diego **Zip:** 92101

Phone #: 619- 515- 7277

Date: 6- 24-25 **Agenda #** 23.1

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unless Amended

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(Revised: 04/23/2025)

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SPEAKER'S NAME: MANICEIA MARTINEZ

Address: 21600 BAILEY ST

City: Perris **Zip:** 92570

Phone #: 951 450 9309

Date: 5-25-26 **Agenda #** 27892 ~~22.2~~
27893 ~~22.3~~
28109 (23.1)

PLEASE STATE YOUR POSITION BELOW:

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Online

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SPEAKER'S NAME: Franco Pacheco

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.1

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