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

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,

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
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LOS ANGELES, CA 90025
BRENT HARRISON
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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 36" 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 TWENTY FULL CUT-OFF FIXTURES, WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 35 ABOVE FINISHED GRADE AND A MAXIMUM LIGHTING LEVEL OF 6 CANDLEFOOTS AT THE PROPERTY LINE AS AN OPTION LIGHT EMITTING DIODES LED SITE LIGHTING MAY BE USED WITH LIGHTING BELOW 3 600 KELVIN

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 FIXTURE 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 WHERE 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 AMBER COLORED ASPHALT IS NOT PERMITTED

13 ALL EXTERIOR METAL BUST 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 65DBA 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 36" 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 5 SQFT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS

17 ALL DESIGN AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A PHOTOMETRIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAR PART 77 AIRSPACE ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460 1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS

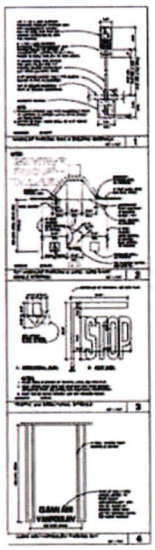
18 ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE FITTED WITH EXHAUST MUFFLING AND NOISE CONTROL FILTER DEVICES TO REDUCE NOISE IMPACTS

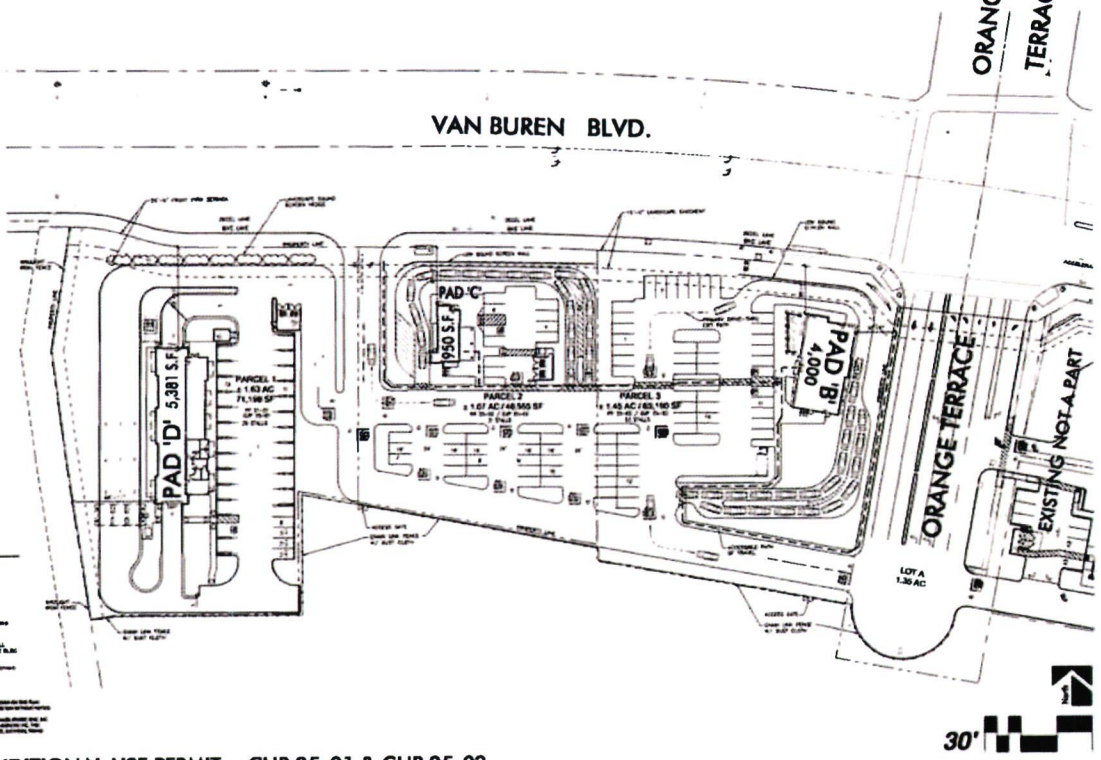
19 PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL DEVELOPMENT IMPACT FEES SHALL BE PAID INCLUSIVE OF "UNIF SCHOOL FEES AND FIRE AND PUBLIC FACILITIES FEES

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

PLOT PLAN/CONDITIONAL USE PERMIT - CUP 25-01 & CUP 25-02

SITE PLAN

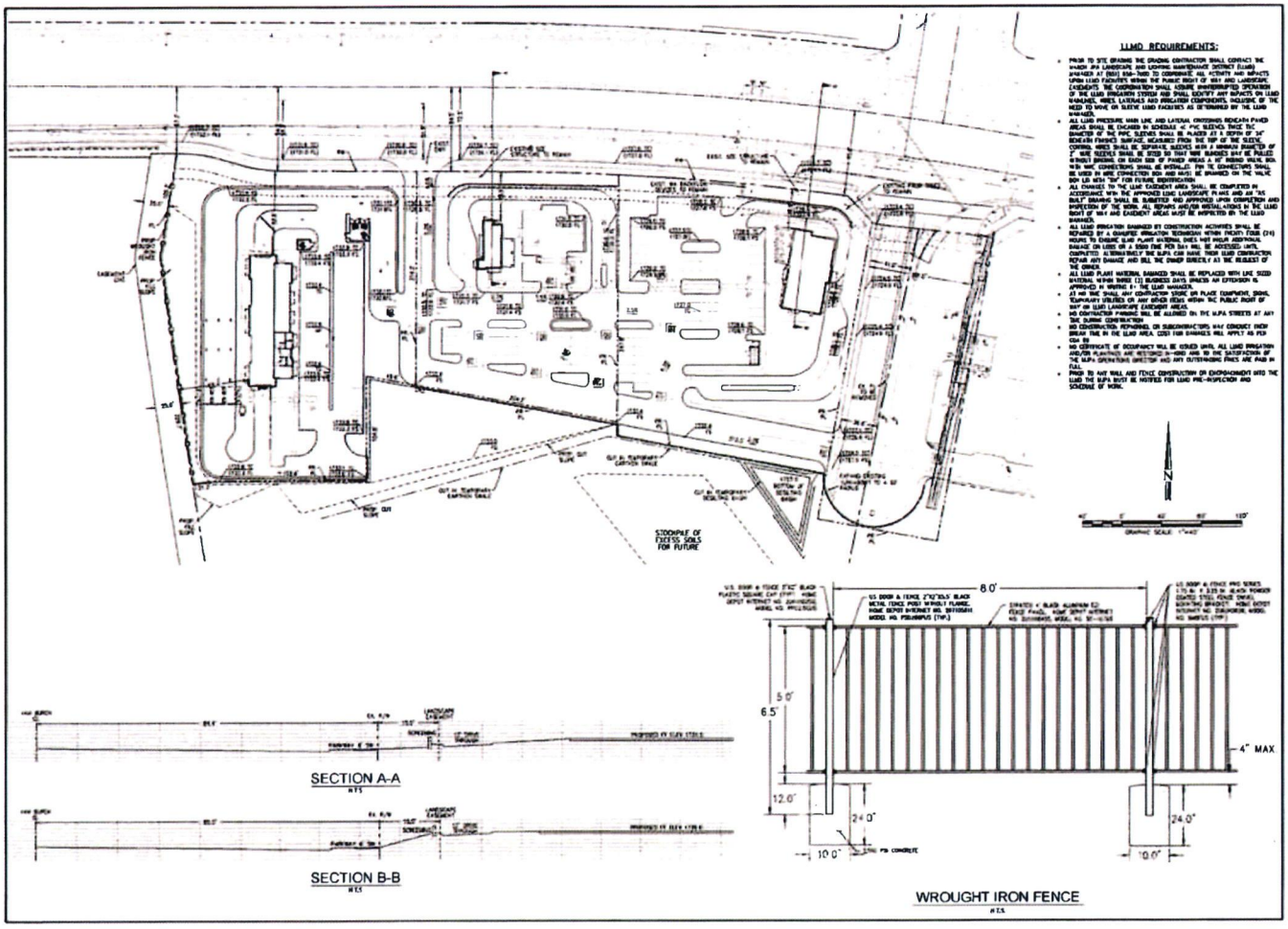
SP-1

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

NADEL

NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., SUITE 450
LOS ANGELES, CA. 90025
T.310.854.2100 F.310.854.0100
WWW.NADELARC.COM

DATE: FEBRUARY 28, 2025
NADEL JOB#: 1742

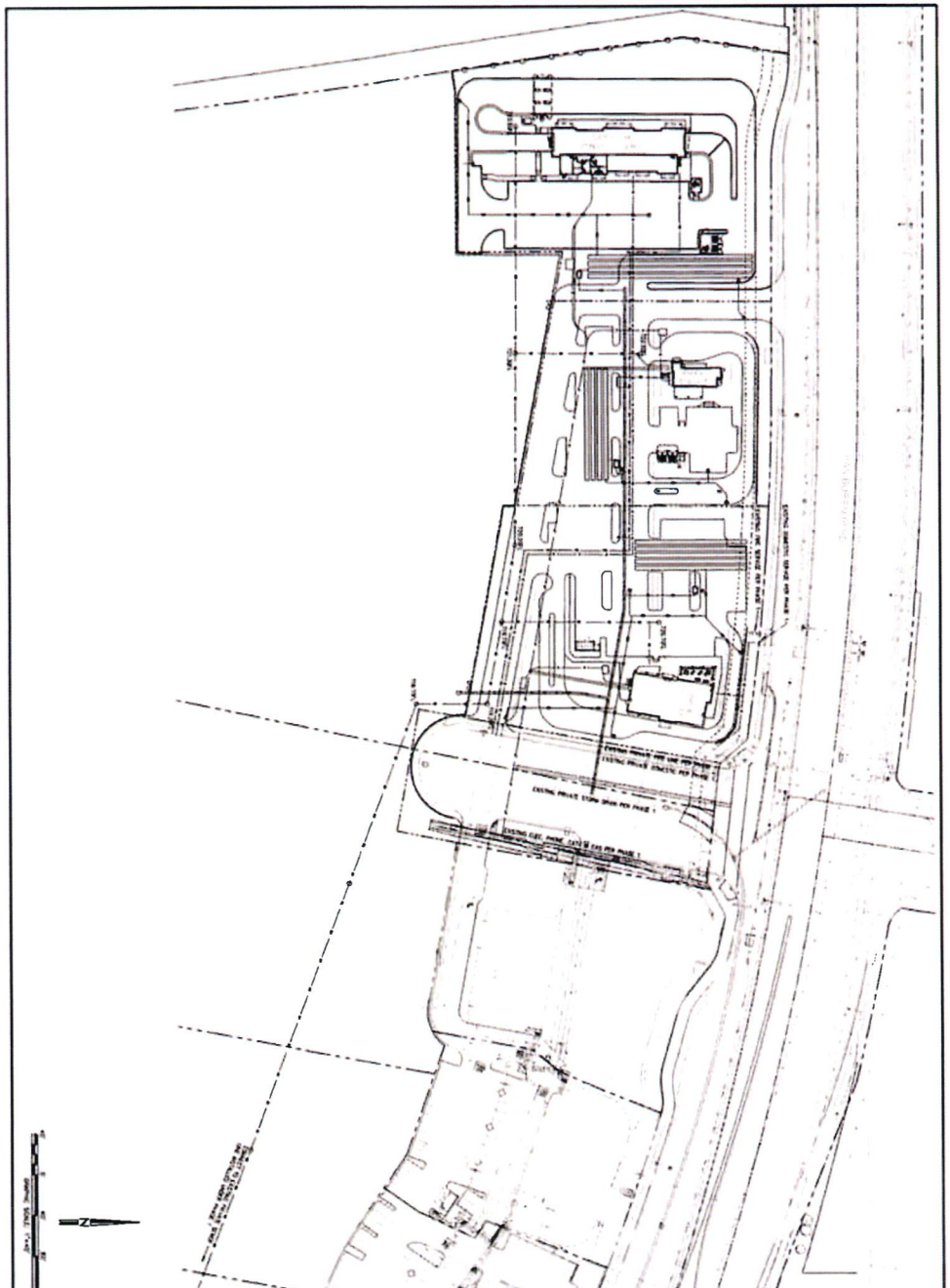


NOT FOR CONSTRUCTION

MERIDIAN SOUTH CAMPUS
ORANGE TERRACE WEST
M.P.A, CA

CONCEPTUAL GRADING PLAN

CGP-1

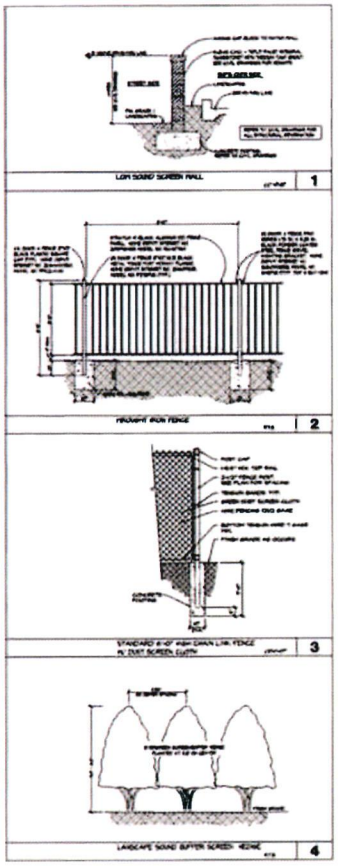


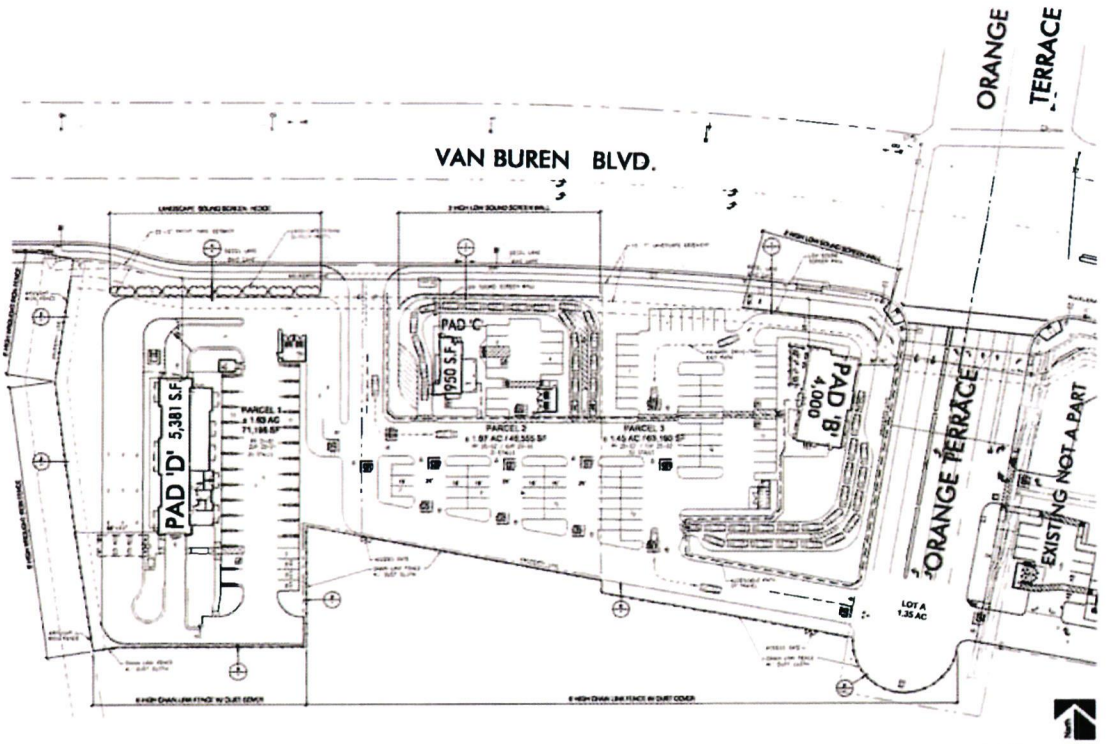
CUP-1

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

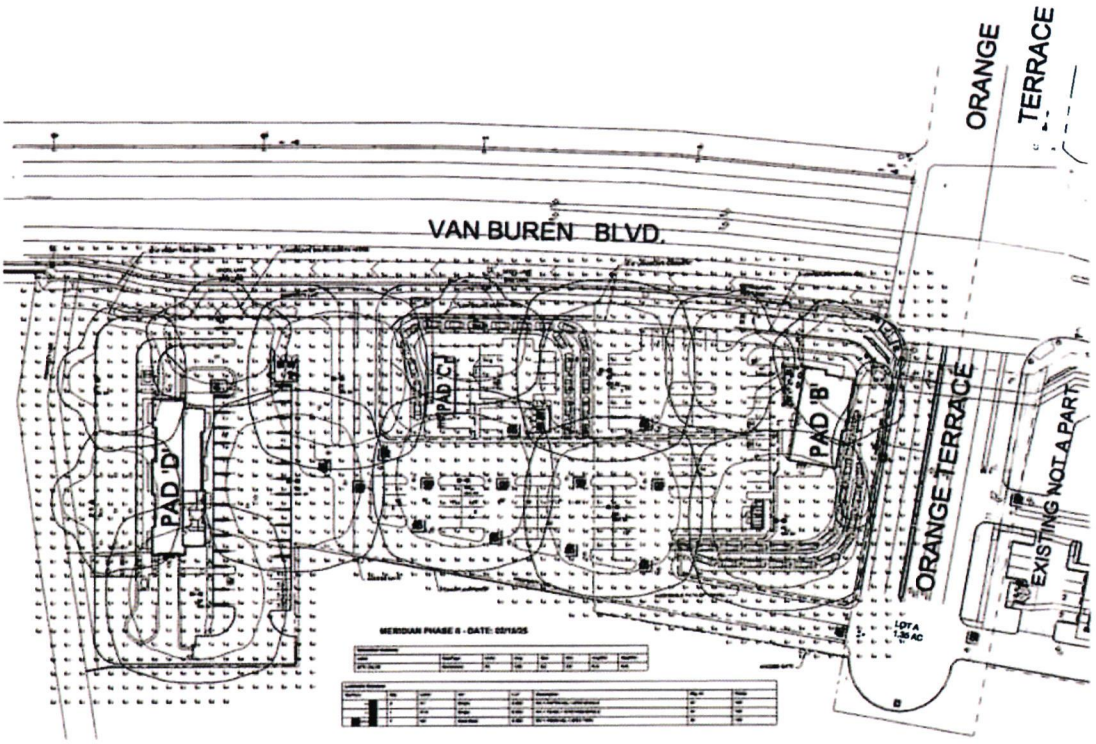
SITE WALL / FENCE PLAN

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

SF-1

30'

NADEL



PLOT PLAN/CONDITIONAL USE PERMIT - CUP 25-01 & CUP 25-02

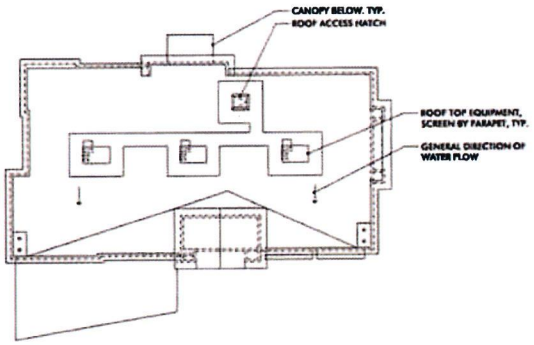
PHOTOMETRIC PLAN

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

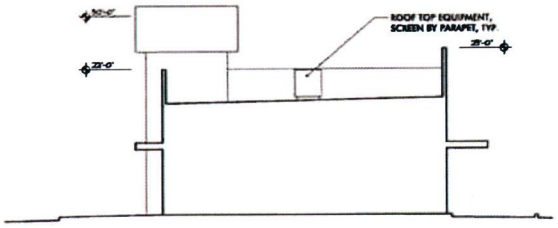
30'

PH-1

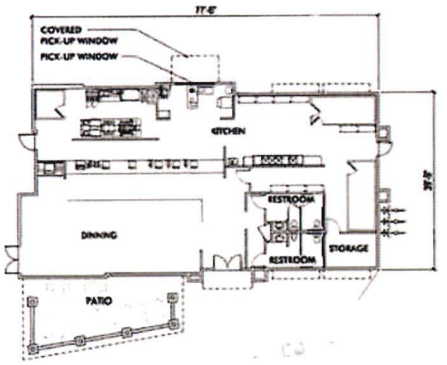
NADEL



ROOF PLAN
SCALE: 1/8"=1'-0"



BUILDING SECTION
SCALE: 3/16"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

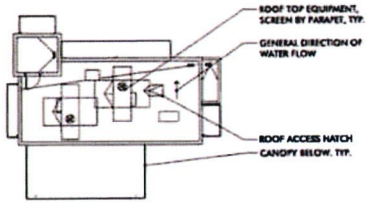
GROSS: 4,000 S.F.

PLOT PLAN/CONDITIONAL USE PERMIT - PAD 'B'
FLOOR PLAN, ROOF PLAN & BUILDING SECTION

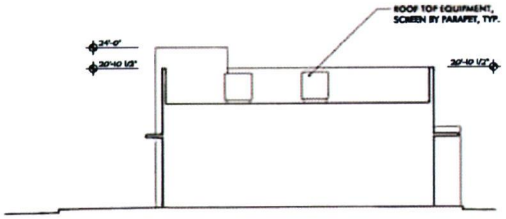
SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

PL-1

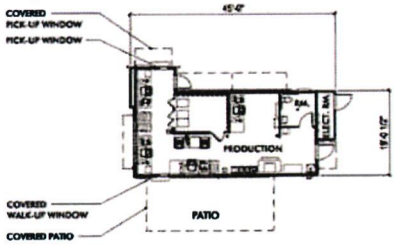
NADEL



ROOF PLAN
SCALE: 1/8"=1'-0"



BUILDING SECTION
SCALE: 3/16"=1'-0"



FLOOR PLAN
SCALE: 1/8"=1'-0"

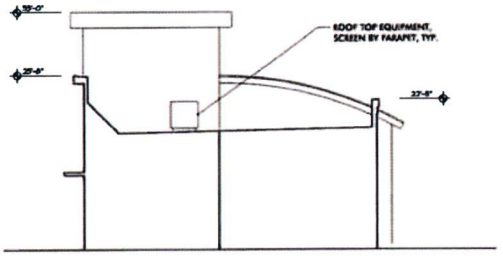
GROSS: 950 S.F.

PLOT PLAN/CONDITIONAL USE PERMIT
PAD "C" - FLOOR PLAN, ROOF PLAN & BUILDING SECTION

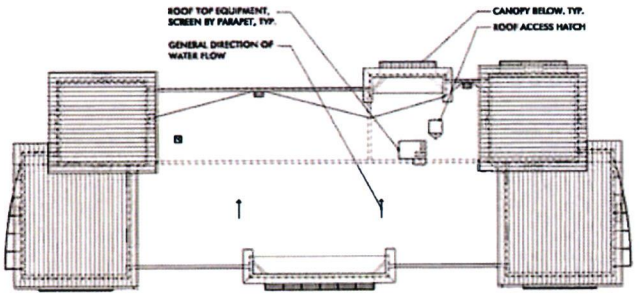
SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

PL-2

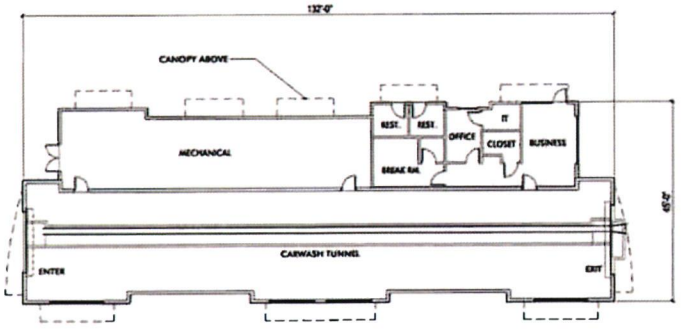
NADEL



BUILDING SECTION
SCALE: 3/16"=1'-0"



ROOF PLAN
SCALE: 1/8"=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

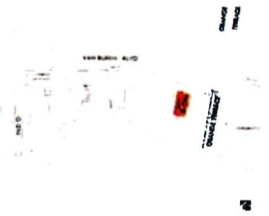
SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

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



PLOT PLAN/CONDITIONAL USE PERMIT

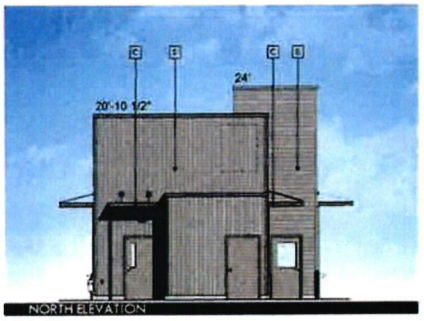
PROPOPOSED EXTERIOR ELEVATIONS - PAD B

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

E-1

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

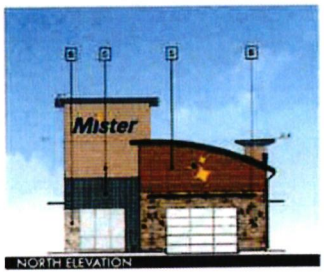
E-2

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

NADEL

SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

LEGEND:

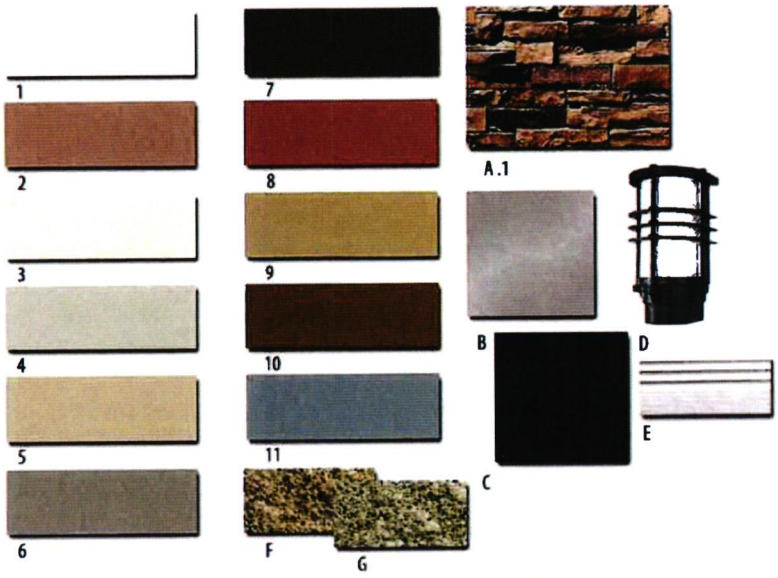
A. PLASTER FINISH
B. STONE VENEER
C. METAL AWNING
D. METAL LOUVER AWNING
E. STEEL TRELLIS
F. GREEN SCREEN
G. FOAM CORNICE/ TRIM WITH PLASTER FINISH
H. CLEAR ANODIZED ALUMINUM STOREFRONT
J. DECORATIVE LIGHT FIXTURE
K. FOAM OUTRIGGER BRACE W/ PLASTER FINISH
L. STANDING SEAM METAL ROOF
M. FROSTED WINDOW
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
PROPOSED EXTERIOR ELEVATIONS - PAD D

SOUTH CAMPUS- PHASE II
S.E.C. OF VAN BUREN & ORANGE TERRACE AVE.
MERIDIAN, CALIFORNIA 92508

E-3

NADEL

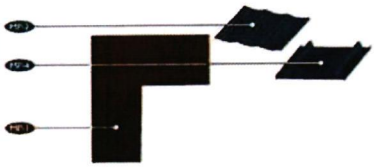


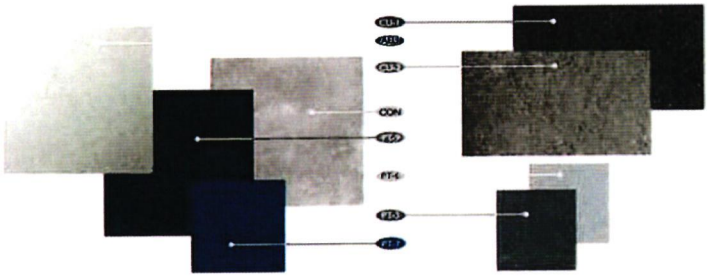
1A. BOX RIB METAL PANEL, COOL REGAL BLUE
1B. BOX RIB METAL PANEL, GRAY
1C. METAL SIDING, DUTCH BROS GRAY

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 / 4168/3484 FLUROPON IN THE NAVY
- METAL PANEL - ALUMAWOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN

- CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET 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 SW6225
- 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- IOLITE 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 0045- ANTIQUARIAN BROWN
11. SHERWIN WILLIAMS SW 7670- GRAY SHINGLE

STONE VENEER
A.1 CORONADO STONE - IDAHO DRYSTACK- CARMEL 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

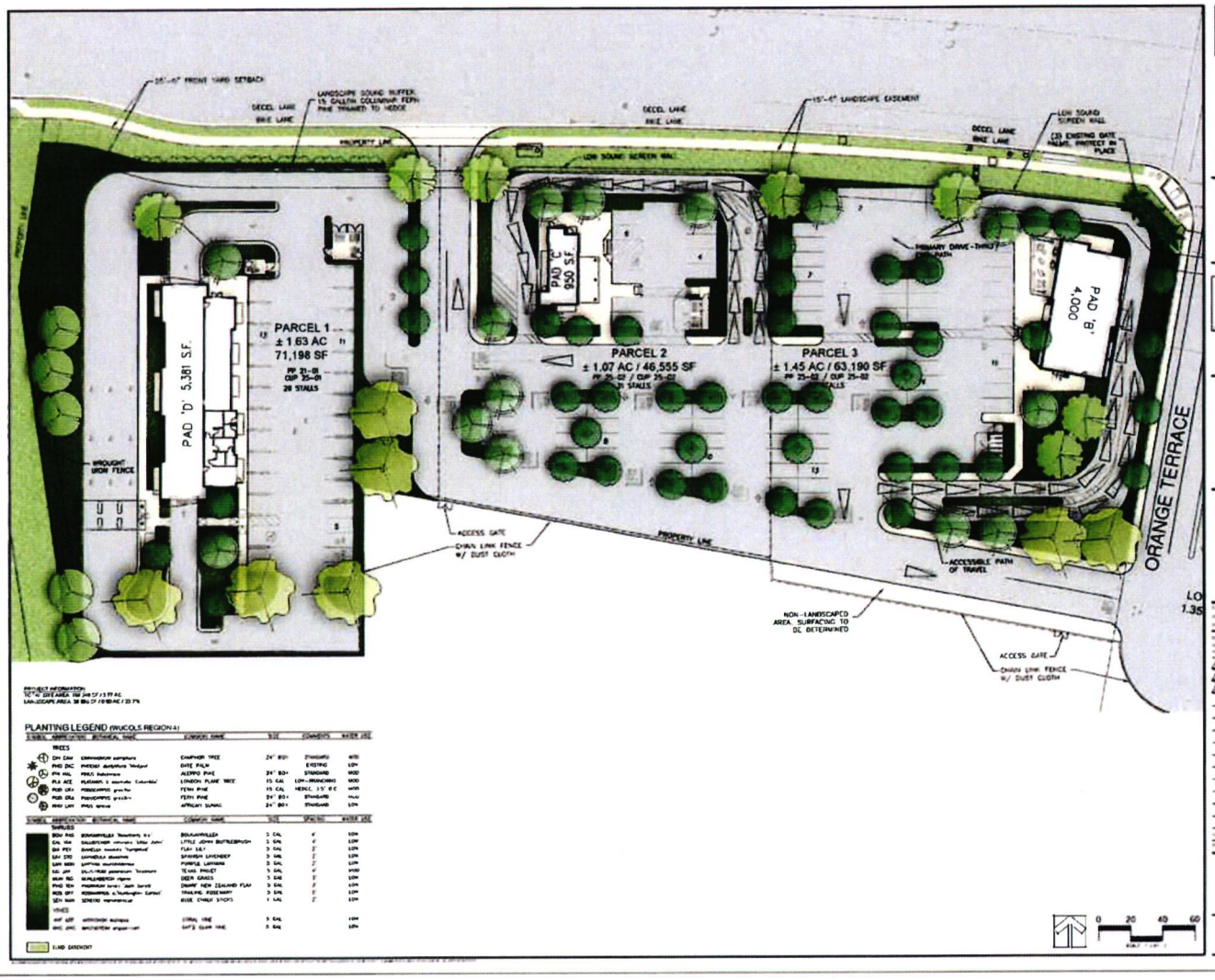
F. ANGELUS BLOCK (SPLITFACE)- CHAMPAGNE
G. ANGELUS BLOCK (PRECISION) - WARM GRAY

COLORS & MATERIALS

MERIDIAN SOUTH CAMPUS -PHASE II

MERIDIAN, CALIFORNIA

DATE: JANUARY 29, 2025
NADEL JOB#: 17087
NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., FOURTH FLOOR
LOS ANGELES, CA. 90025
T.310.826.7100 F.310.826.0182
WWW.NADELARC.COM
NADEL



NADEL

NADEL STUDIO ONE INC
LOS ANGELES, CA
T. 310.
P. 310.
WWW.NADELARC.COM

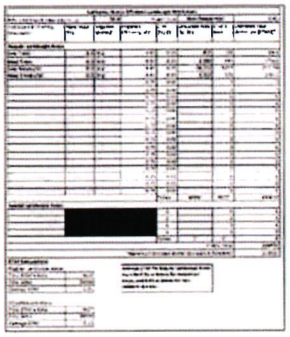
LEWIS RETAIL

SOUTH CAMPUS II

ENTITLEMENT SET

CONCEPTUAL LANDSCAPE PLAN

01



WATER CALCULATIONS

NADEL

NADEL STUDIO ONE INC
1000 S. SUNDY DRIVE
SUITE 400
LOS ANGELES CA 90049
T 310.826.3400
F 310.826.0982
WWW.NADELARC.COM
LOS ANGELES
LAS VEGAS

PROFESSIONAL STAMP(S)

CONSULTANT

CLIENT

LEWIS RETAIL

1156 North Mountain Avenue
Upland CA 91786-8670

PROJECT

SOUTH CAMPUS

SWC OF VAN BUREN & ORANGE
RIVERSIDE CA

PUBLIC AGENCY SUBMITTAL

ENTITLEMENT SET

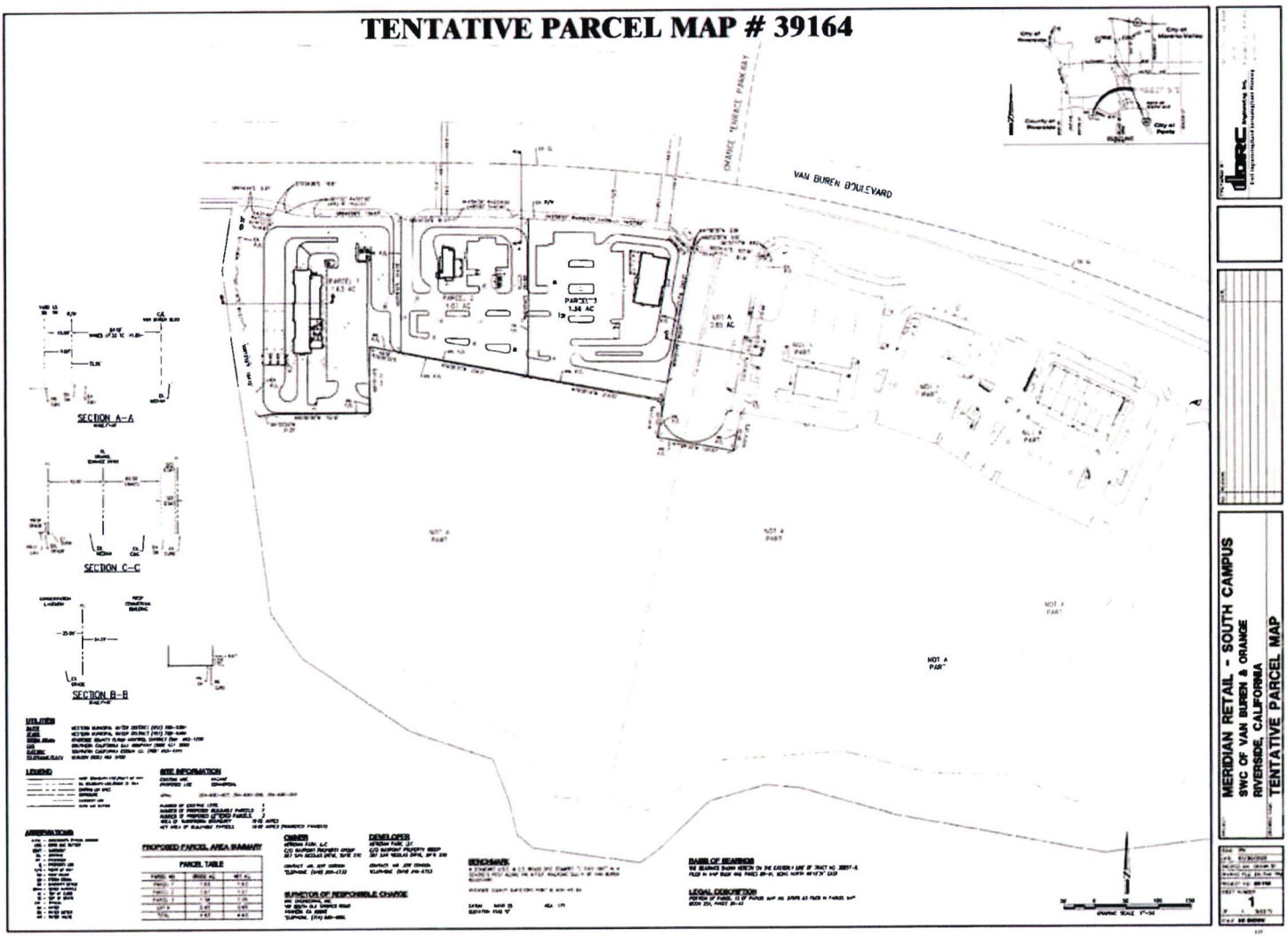
CONCEPTUAL LANDSCAPE PLAN

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

1

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.

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

Trinity Peers — **Owner/Applicant Signature**

6/17/2025 — **Date**

Trinity Peers — **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

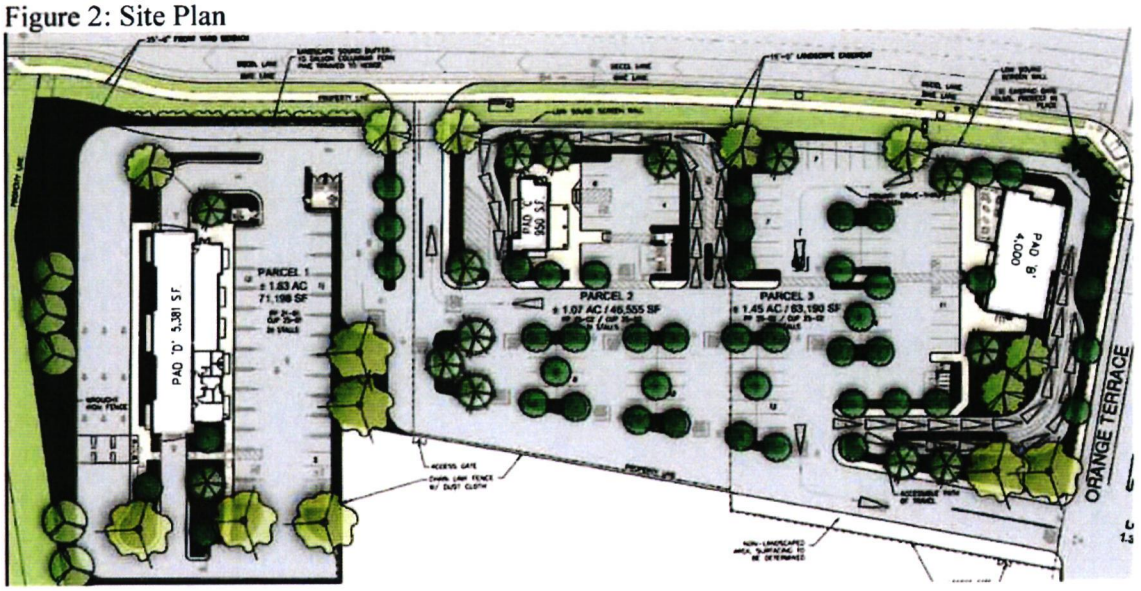
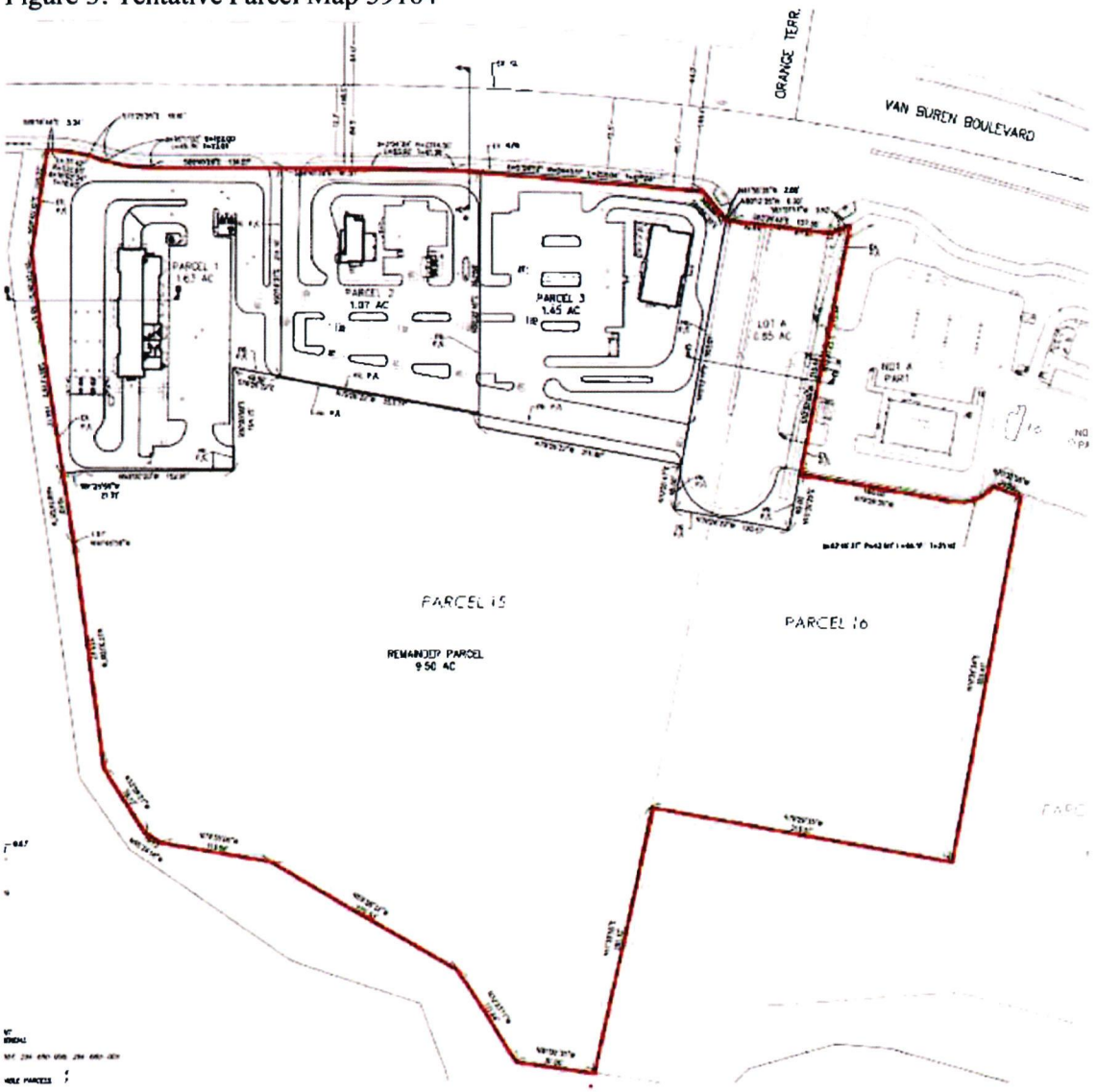


Figure 3: Tentative Parcel Map 39164



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.

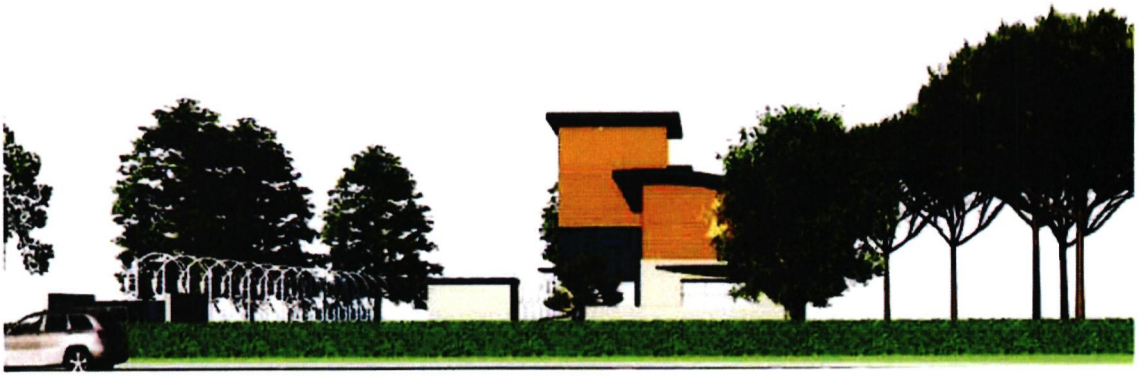
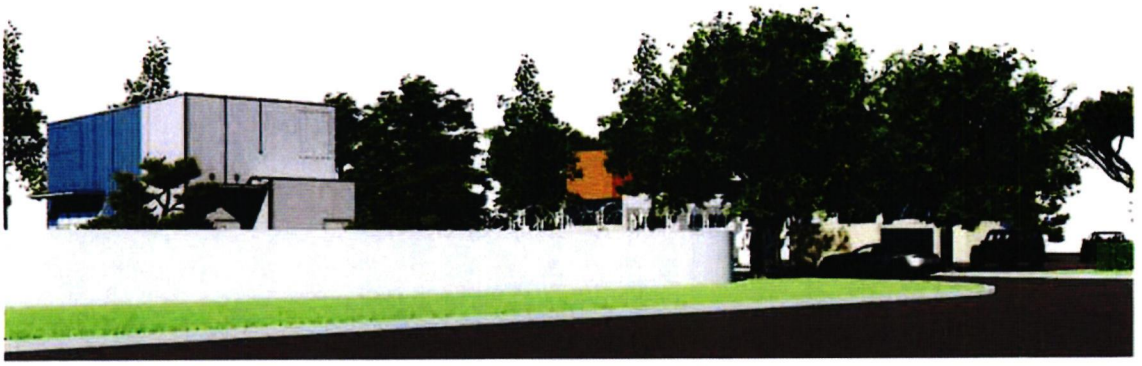


Figure 4: Van Buren Perspective - Primary Entrance to Project Site



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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E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

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** VP

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

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.

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 2

MARCH JOINT POWERS AUTHORITY

MEMORANDUM

TO: March Business Center Implementation Committee

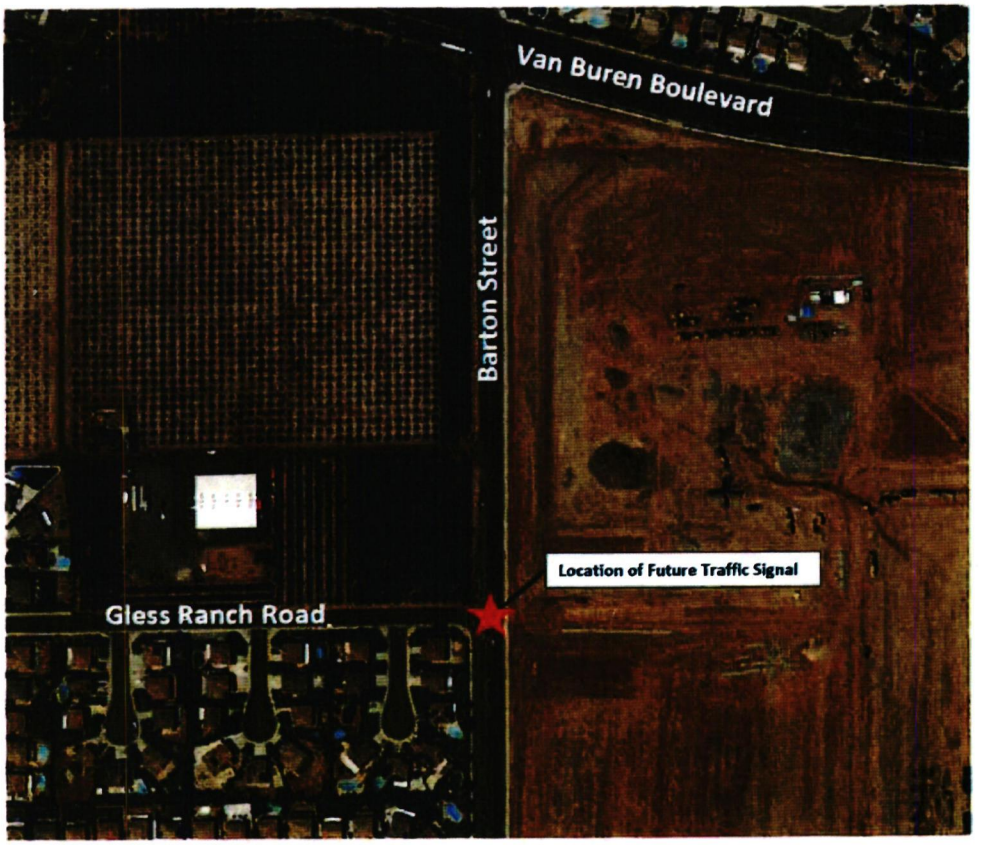
FROM: Lauren Sotelo, Senior Planner

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:	FROM: (Public Agency) March Joint Powers Authority
☒ Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	
☒ 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)

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

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

14205 MEANLEY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FORM B (951)653-5558
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.

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

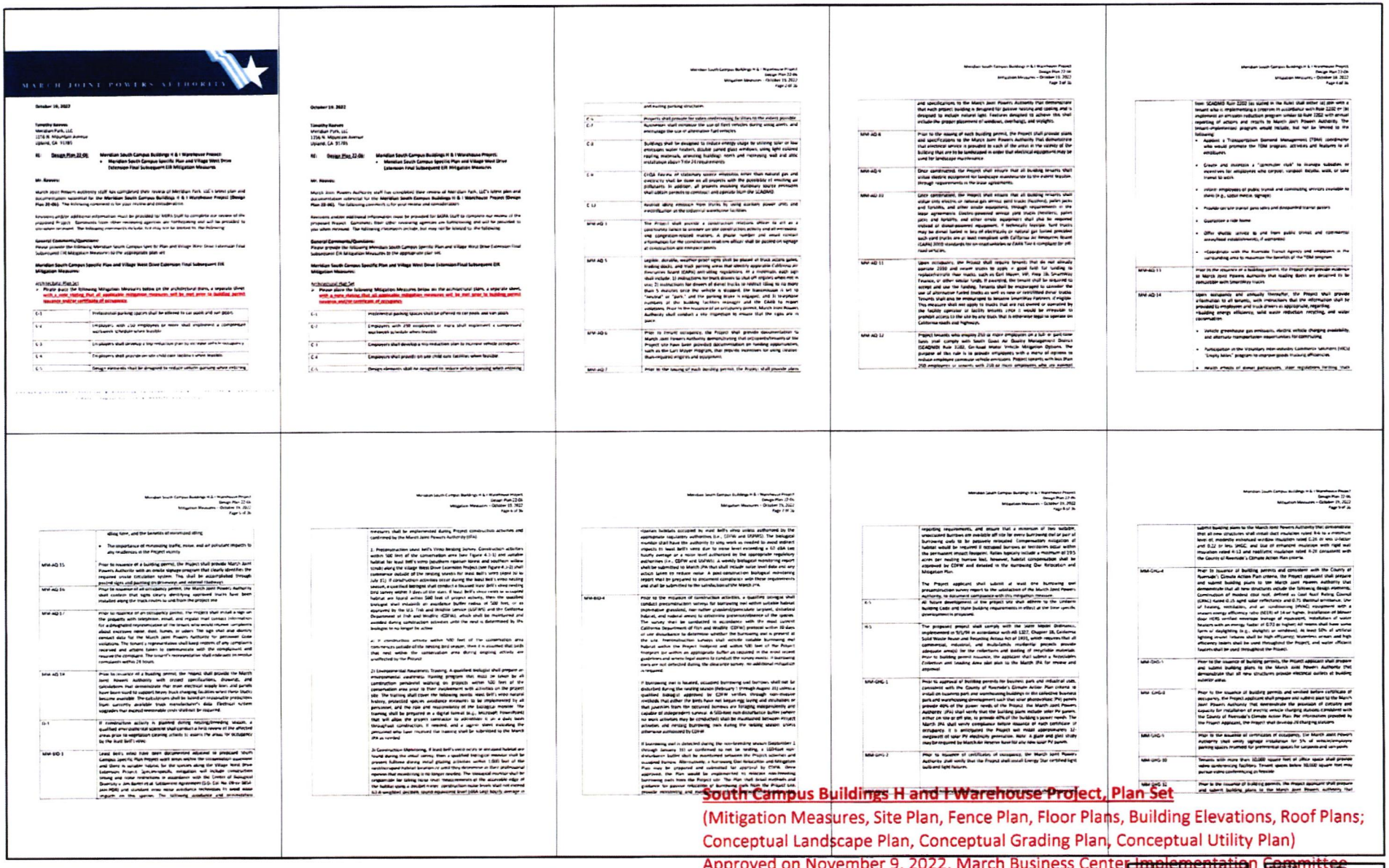
ATTACHMENT 3

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

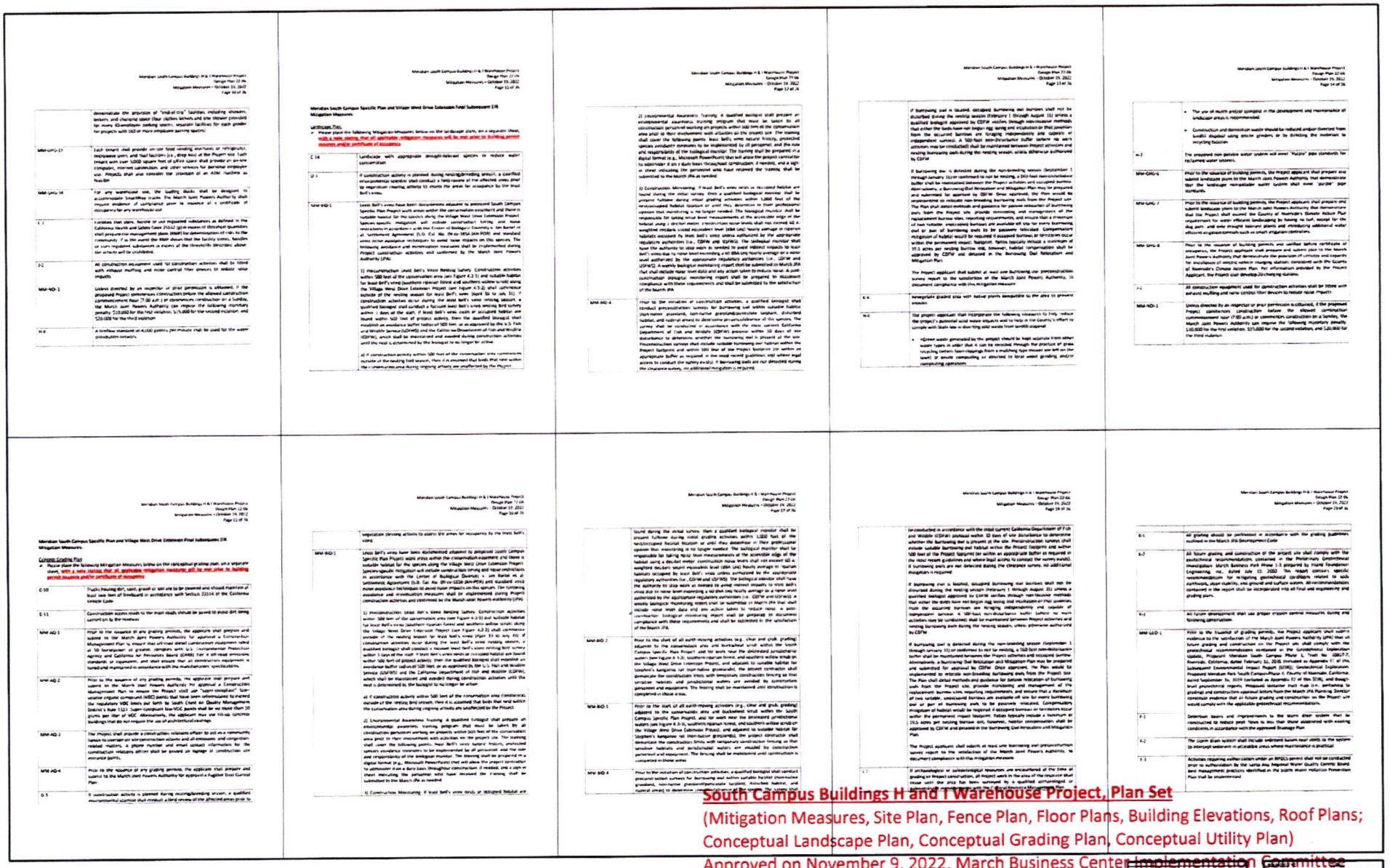
MERIDIAN

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

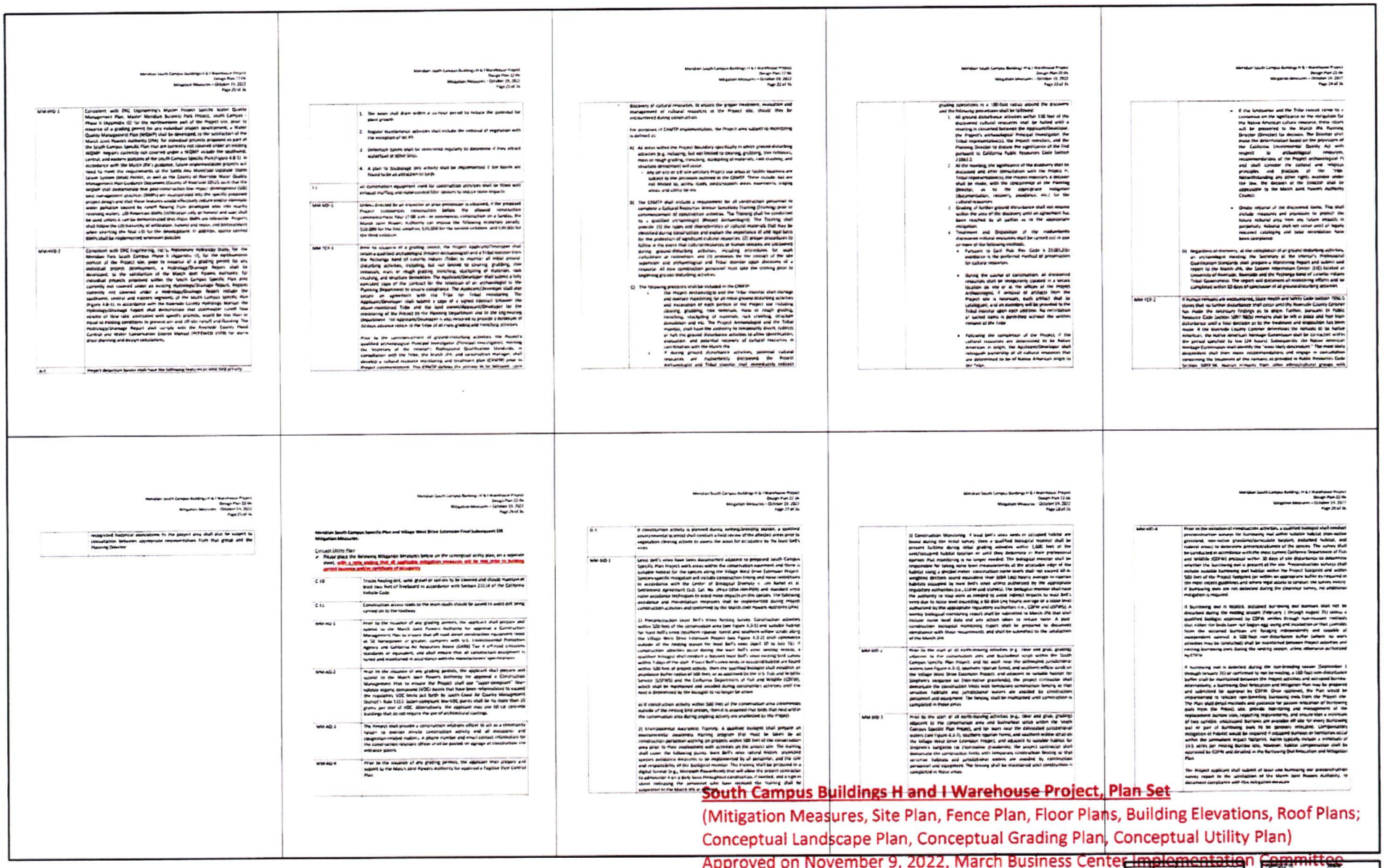
RGA

MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

DRAWN BY	YH
CHECKED BY	SS
COPYRIGHT	
SHEET TITLE	MITIGATION MEASURES 2/4
SHEET	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

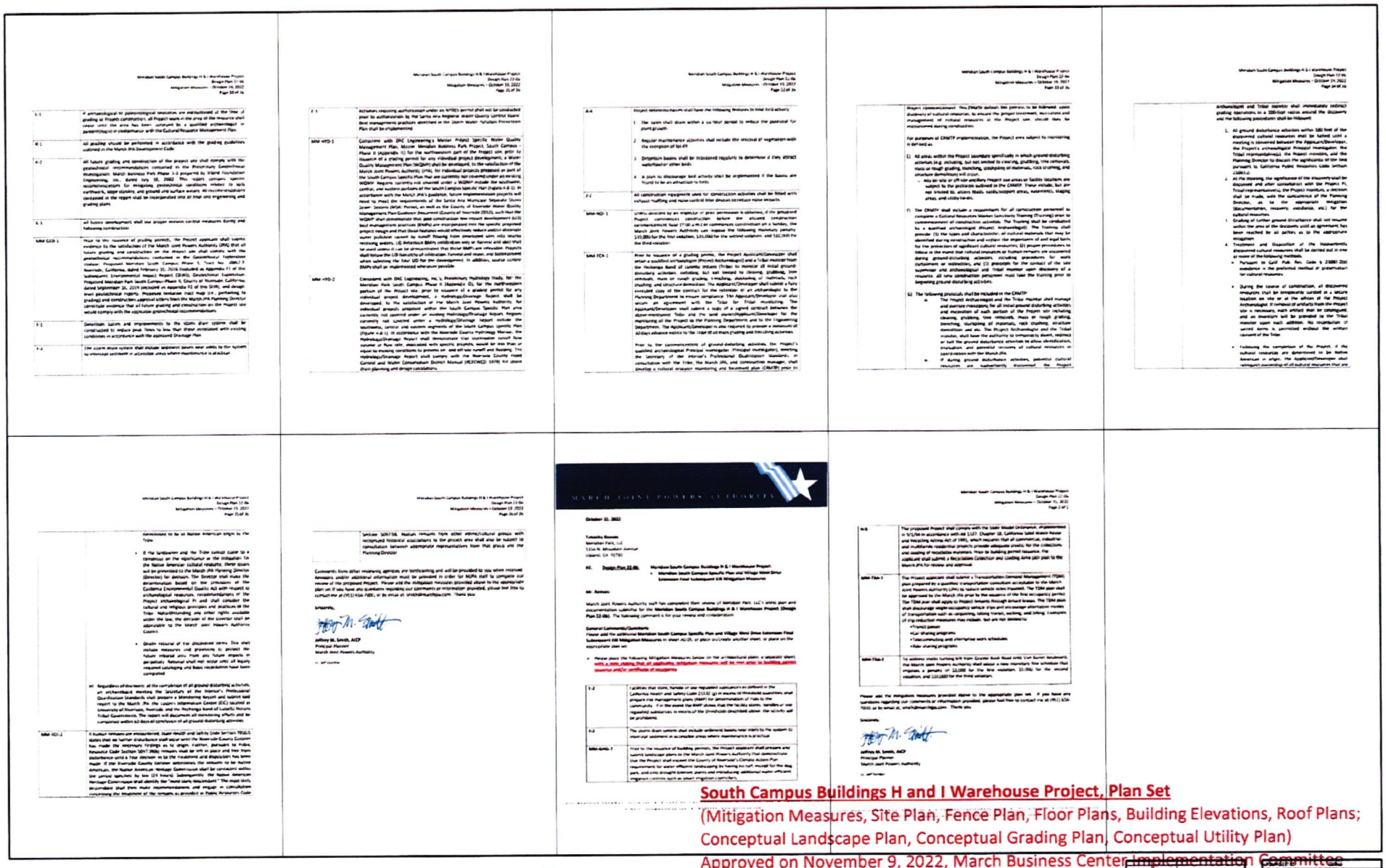
RGA

MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

OWNER PROJECT NO	
DRAWN BY	NA
CHECKED BY	ES
COPYRIGHT	RGA OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	MITIGATION MEASURES 3/4
SHEET	A0.4



South Campus Buildings H and I Warehouse Project, Plan Set

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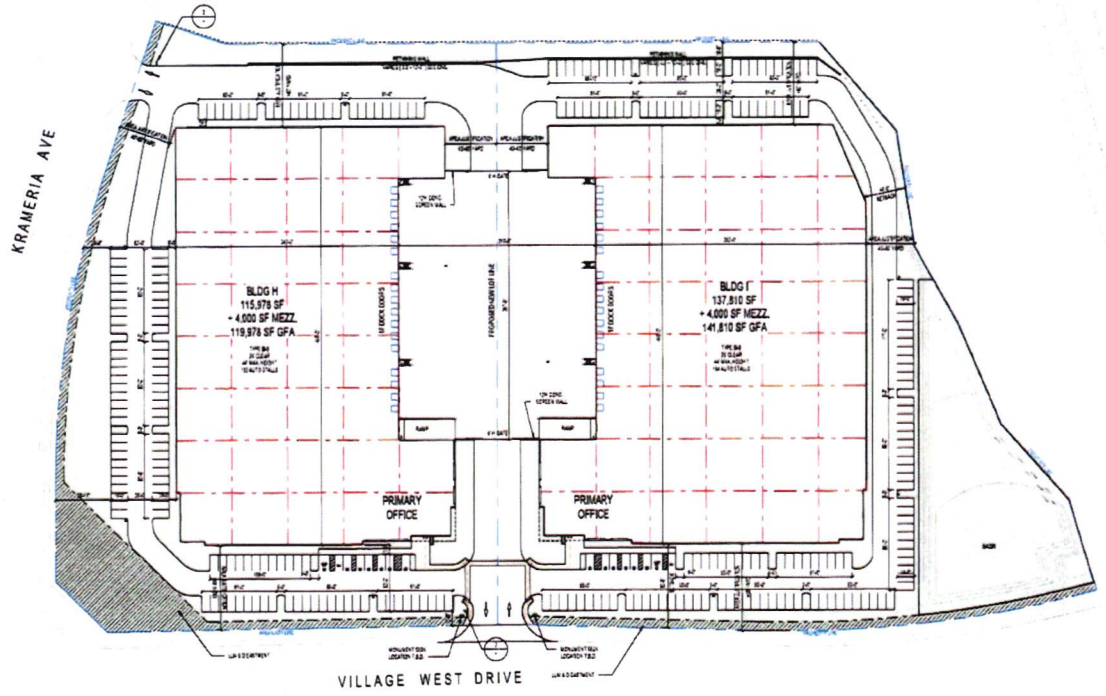
Approved on November 9, 2022, March Business Center Implementation Committee

RGA

MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS



1 SITE PLAN

PROJECT DATA

PROJECT DESCRIPTION

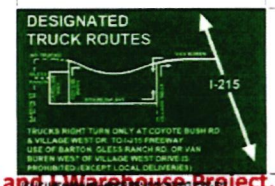
GENERAL PROJECT INFORMATION

BUILDING CODE ANALYSIS

UTILITY PROVIDERS

LEGAL DESCRIPTION

STANDARD JPA NOTES



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

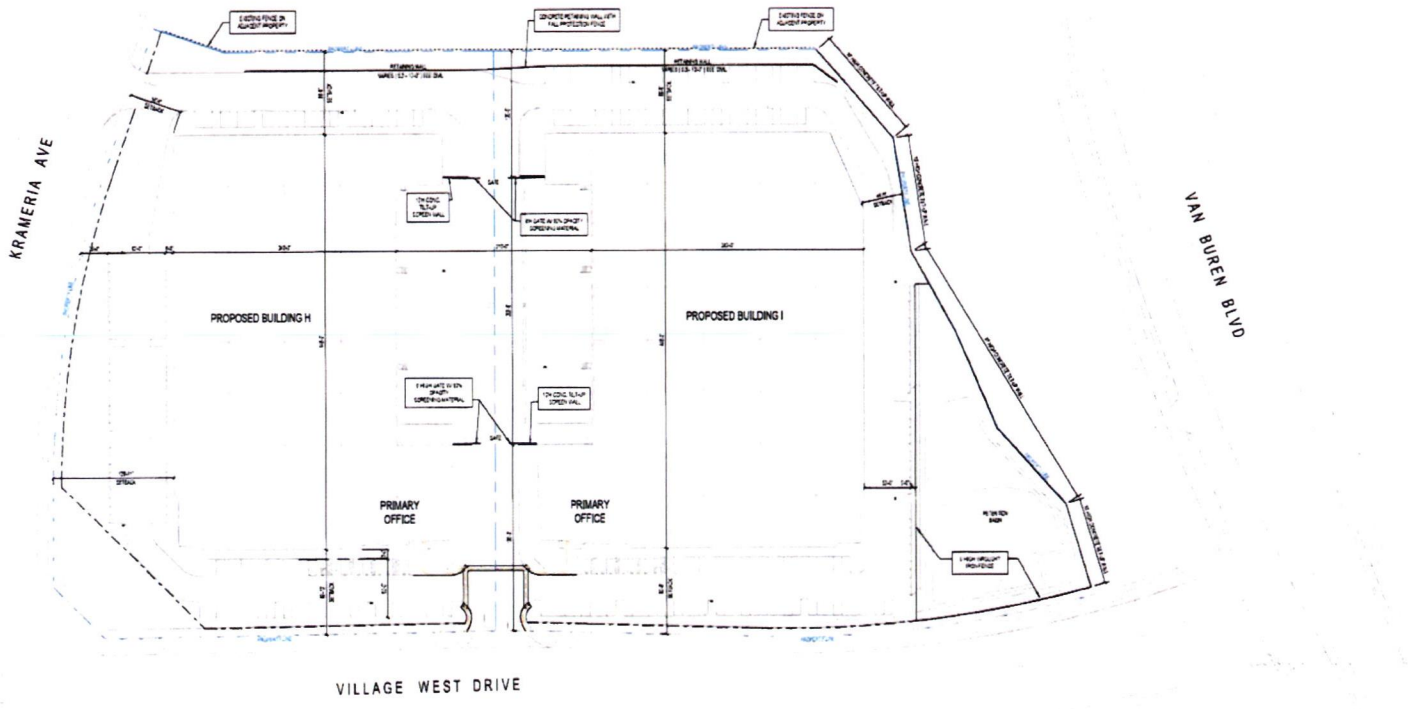
MERIDIAN

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

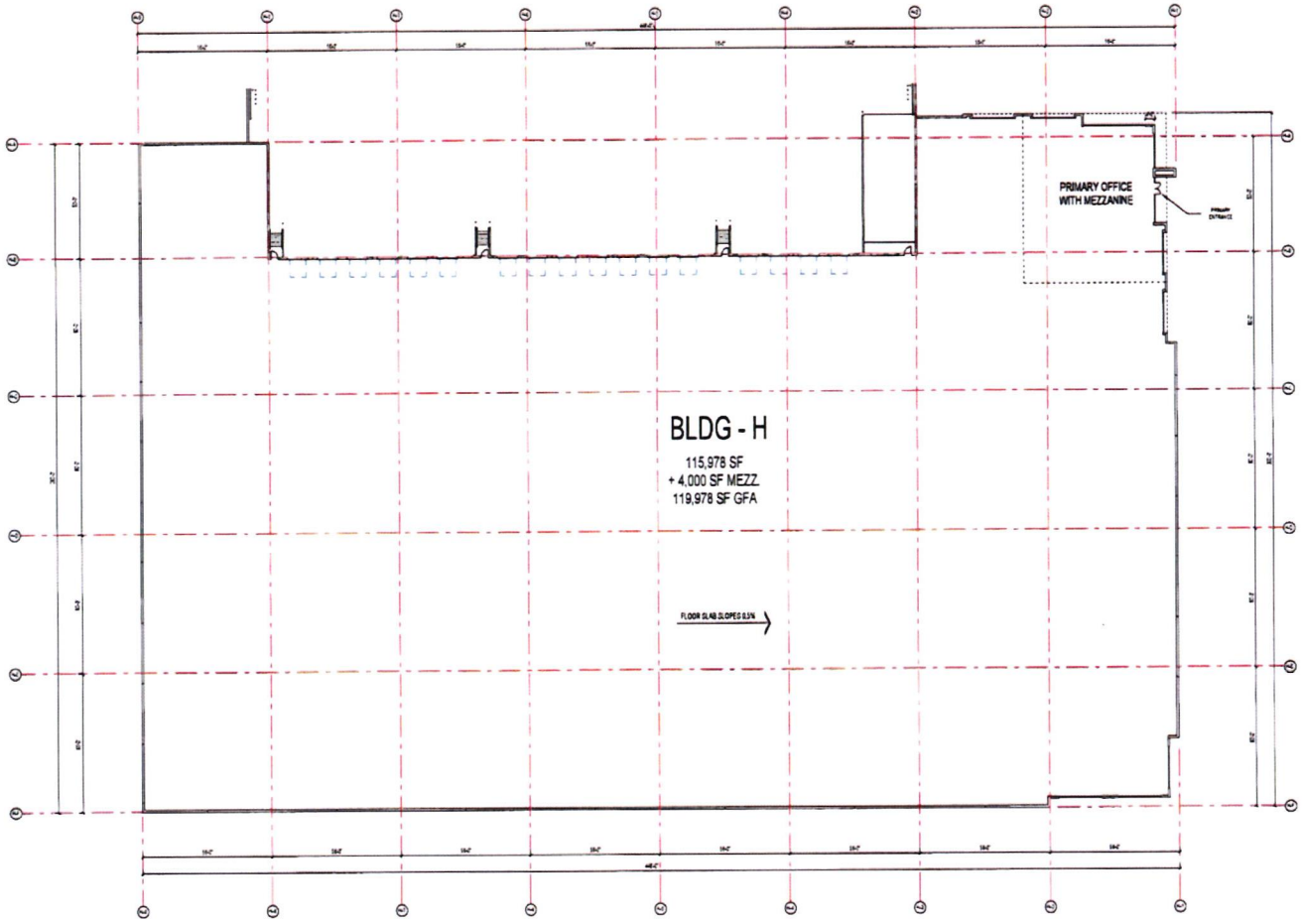
MERIDIAN

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

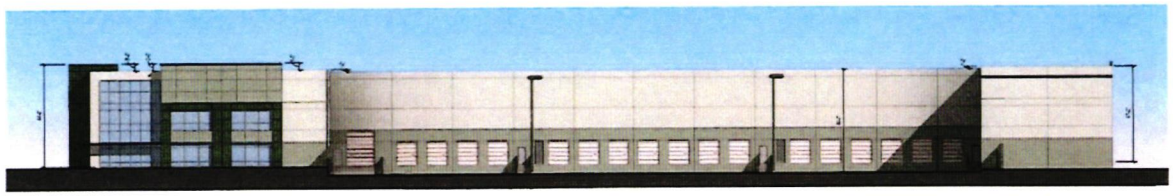
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

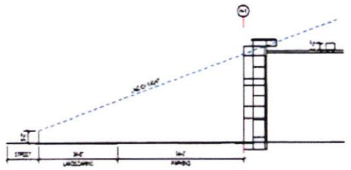
SOUTH CAMPUS

BUILDING H - FLOOR PLAN

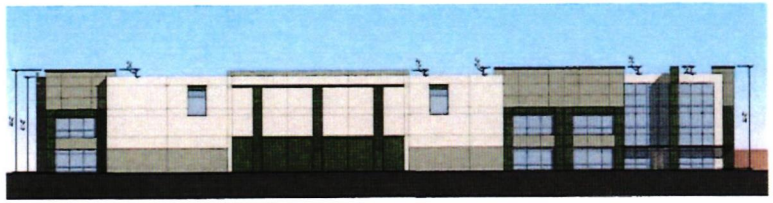
H-A2.1



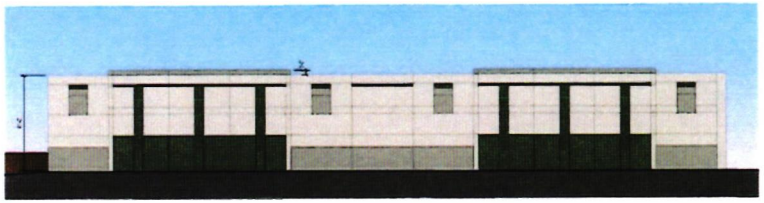
1 NORTH ELEVATION



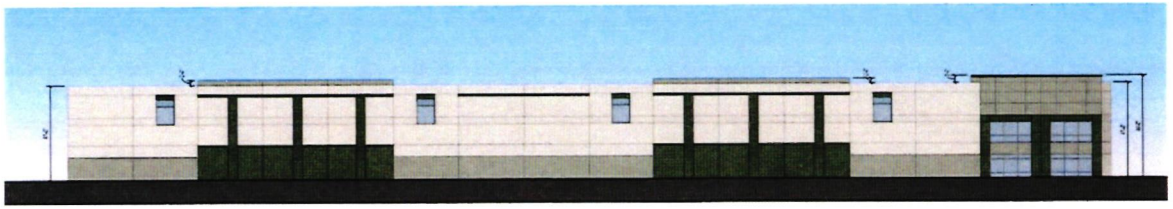
5 LINE OF SIGHT



2 EAST ELEVATION



3 WEST ELEVATION



4 SOUTH ELEVATIONS

FINISH SCHEDULE

South Campus Buildings H and I Warehouse Project, Plan Set
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RGA

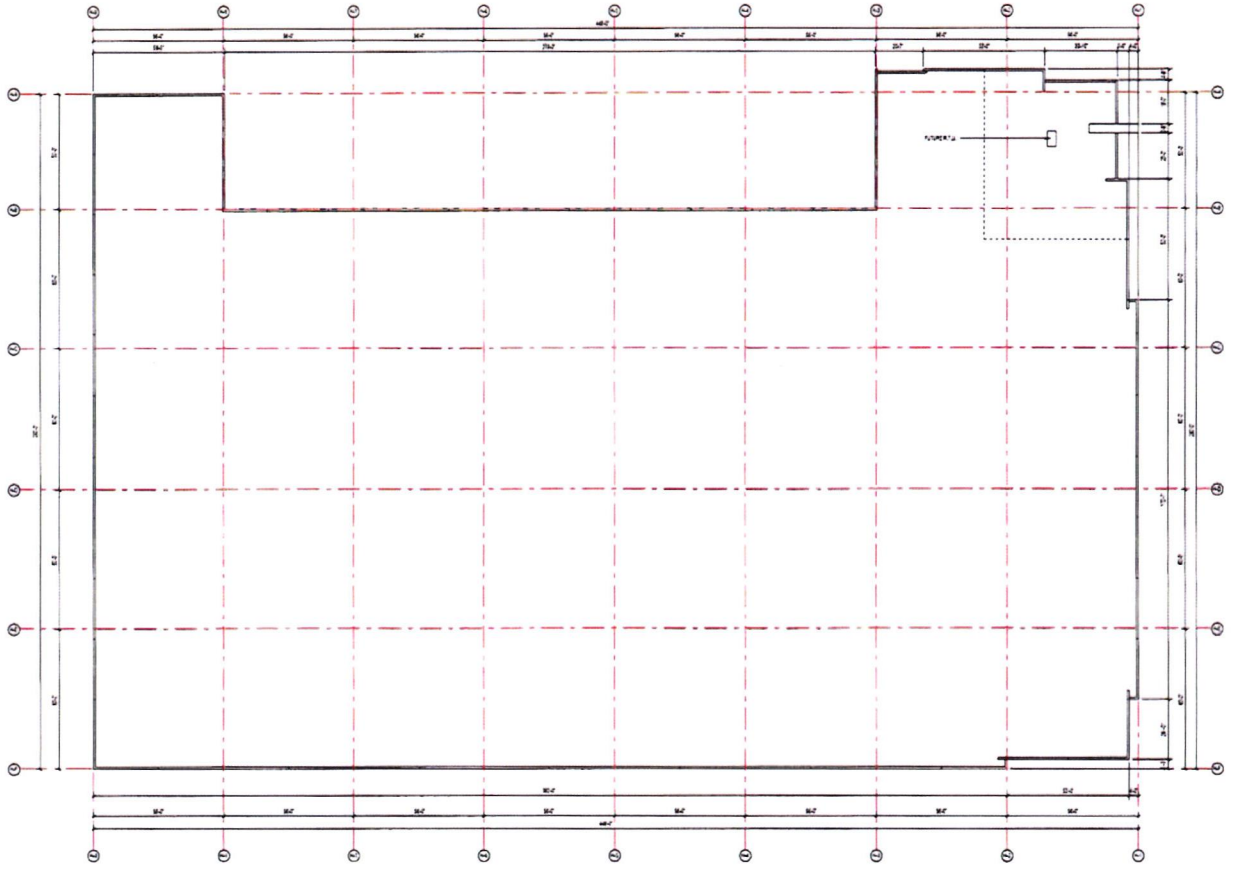
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

BUILDING H - EXT. ELEVATIONS

H-A3.1



1 ROOF PLAN

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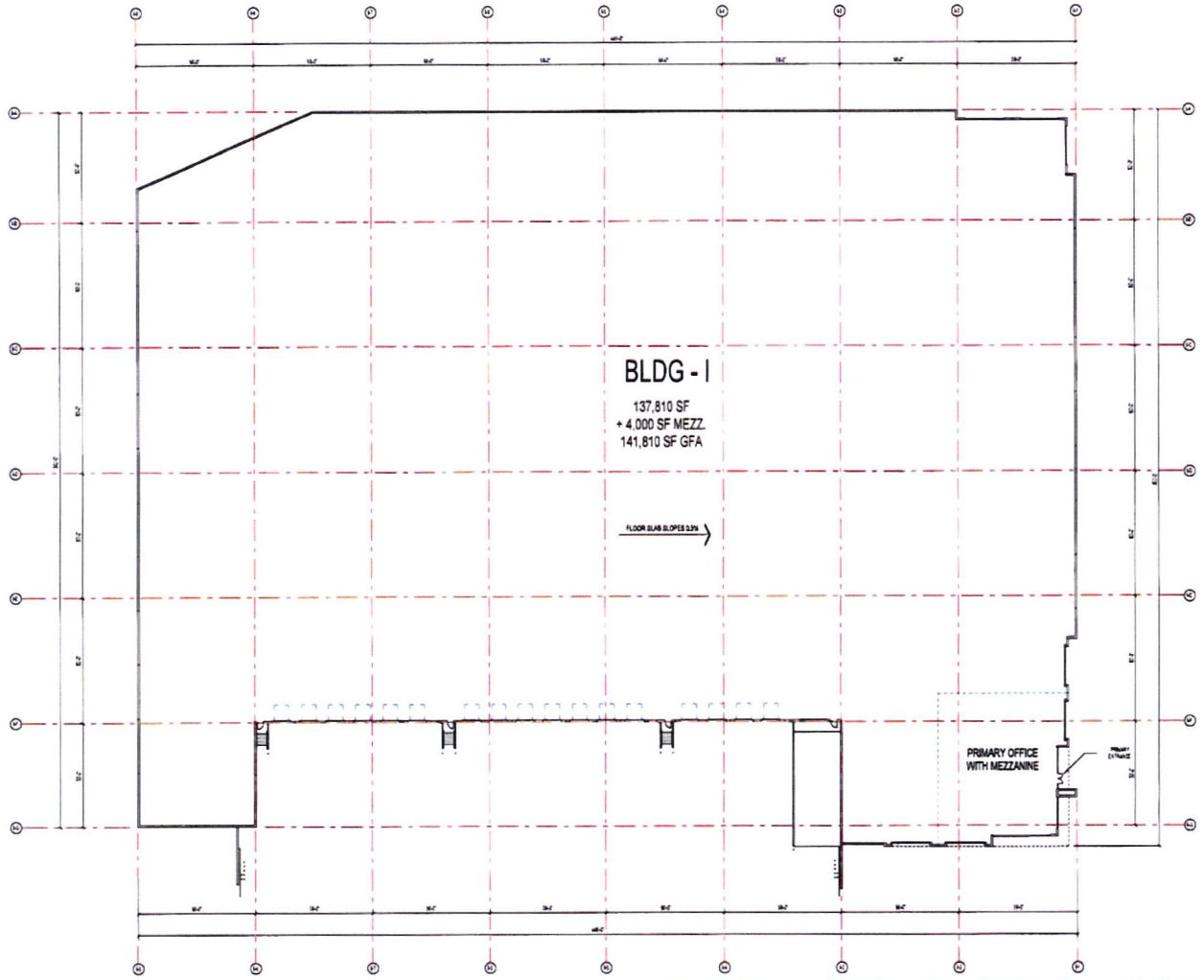
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

BUILDING H - ROOF PLAN

H-A4.1



1 FLOOR PLAN

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RGA

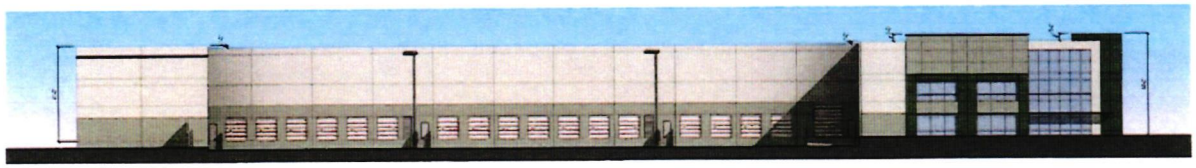
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

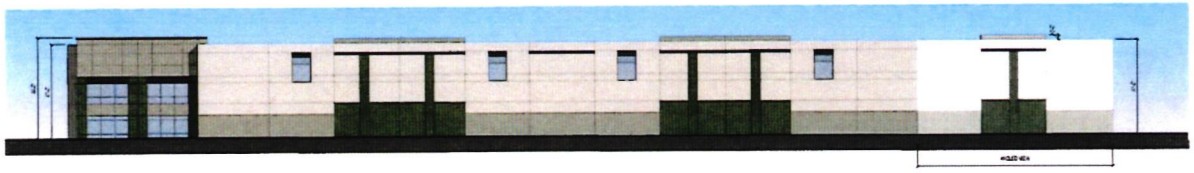
SOUTH CAMPUS

BUILDING I - FLOOR PLAN

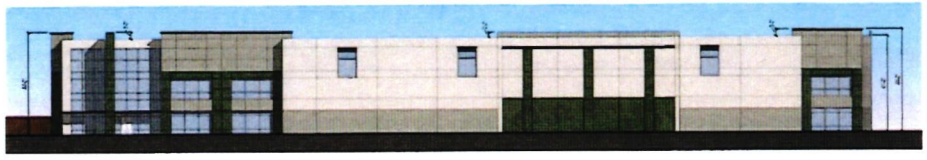
I-A2.1



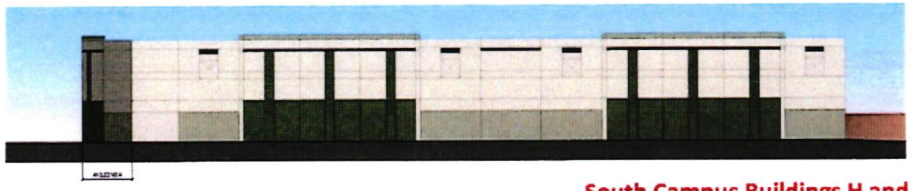
1 SOUTH ELEVATIONS



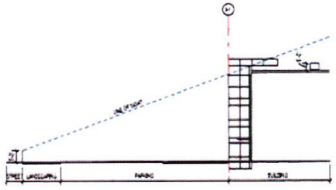
2 NORTH ELEVATION



3 EAST ELEVATION

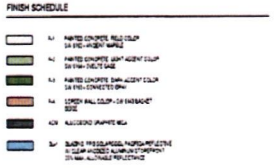


4 WEST ELEVATION



5 LINE OF SIGHT

FINISH SCHEDULE



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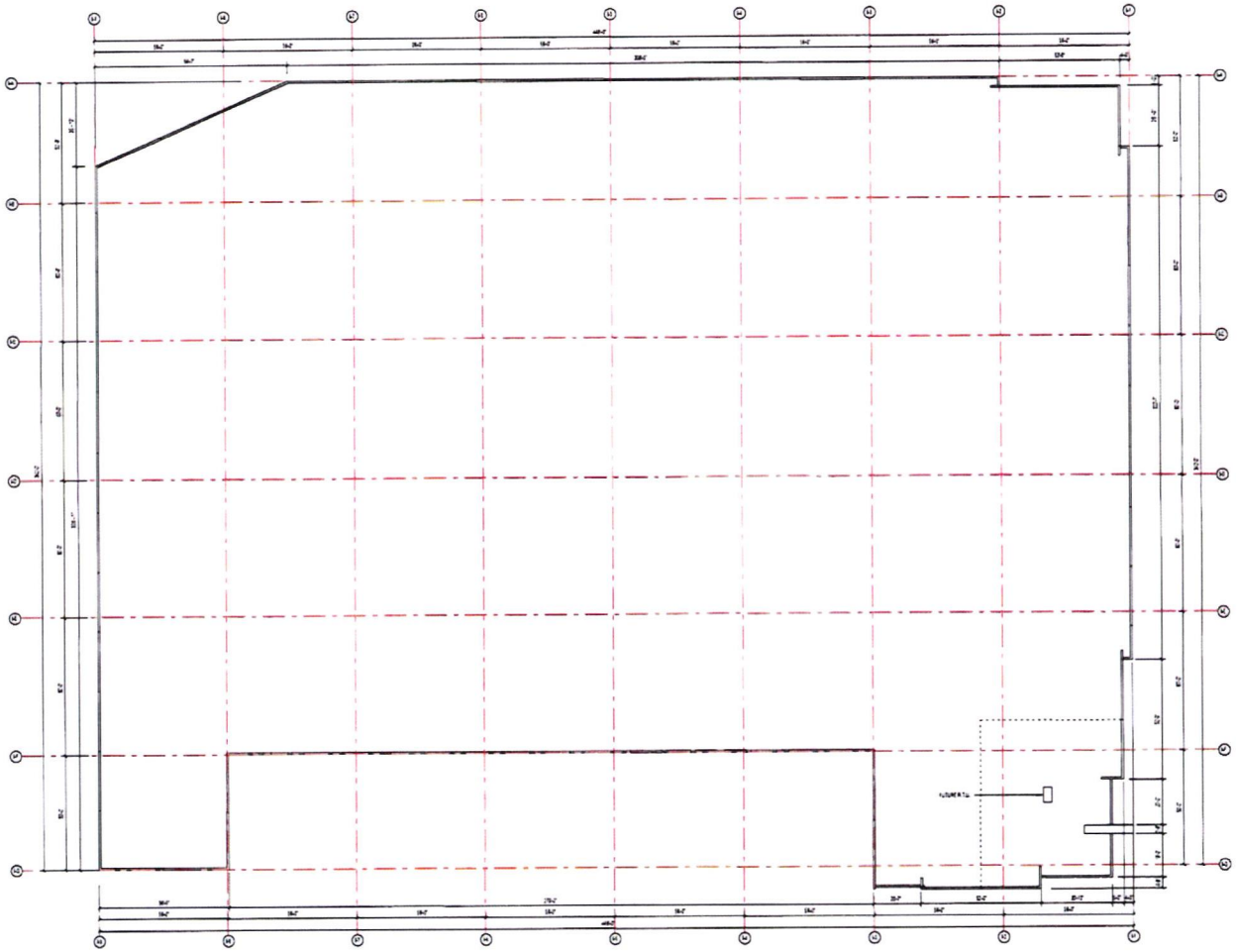
MERIDIAN

SOUTH CAMPUS - BUILDINGS H & I - PLOT PLAN

SOUTH CAMPUS

BUILDING I - EXT. ELEVATIONS

I-A3.1



1 ROOF PLAN

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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

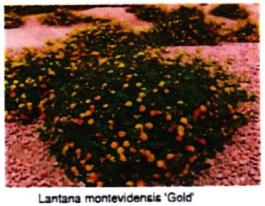
Lophostemon conferta
Brisbane Box
Evergreen

Pinus halepensis
Aleppo Pine
Evergreen

Yucca Colorguard
Colorguard Yucca

Senecio mandraliscae
Blue Chalk Sticks

Rhaphiolepis indica 'Ballerina'
Indian Hawthorn

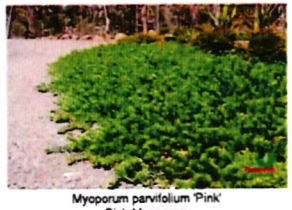


Lantana montevidensis 'Gold'
Lantana

Callistemon viminalis 'Little John'
Little John Bottle Brush

Lavandula stoechas 'Otto Quast'
Spanish Lavender

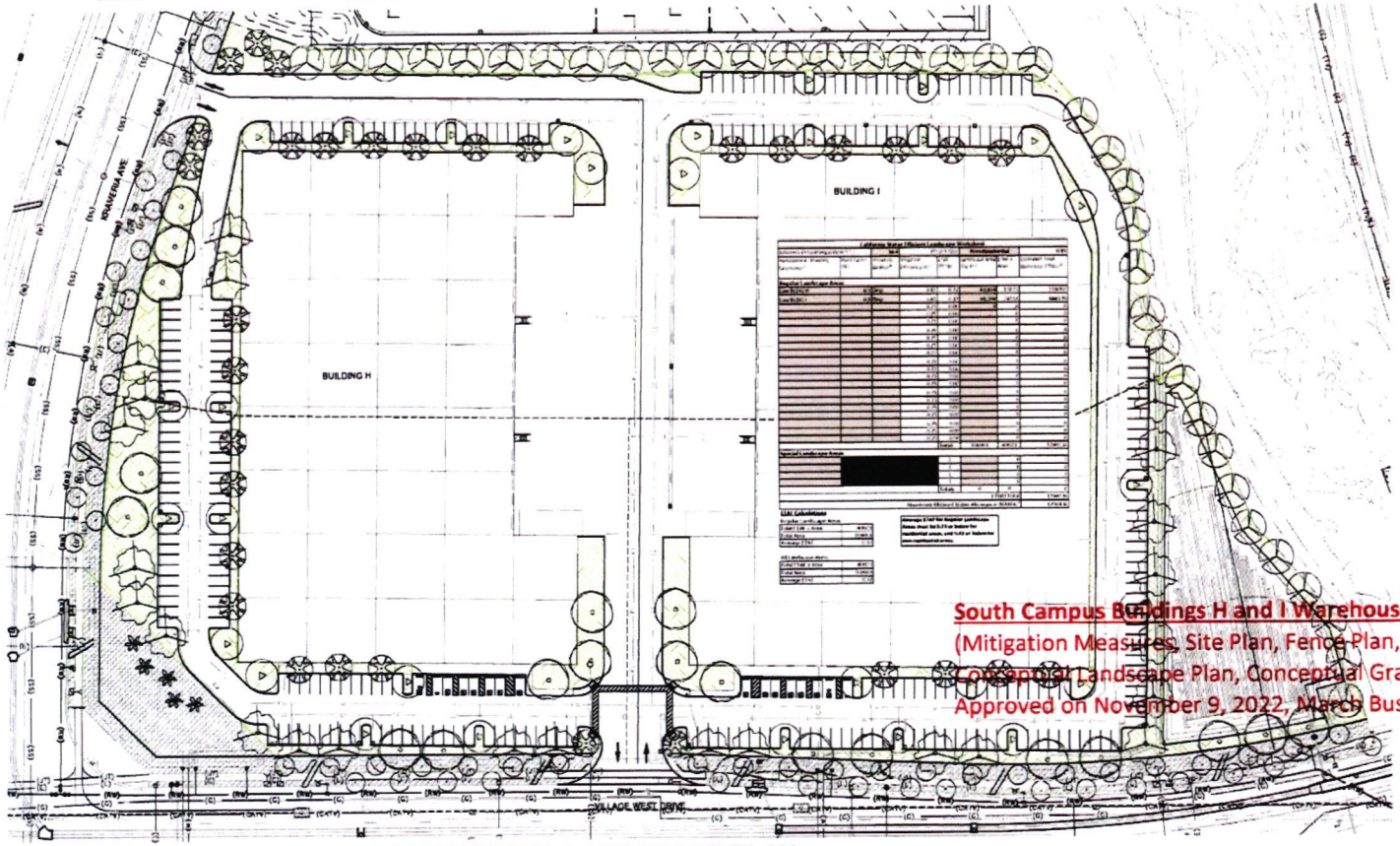
Festuca mairei
Atlas Fescue



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 confertus	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	1 GAL	LOW
	FES MAI	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

HASKIN HYDROSEED

Scientific Name	Common name	Percent Composition	Approx Pounds Per Acre
Achnatherum speciosum (Stipa speciosa)	Showy Needlegrass	15	2
Artemisia californica	California sagebrush	15	3
Artemisia douglasiana	Douglas Mugwort	5	1
Eschscholzia californica	California Poppy	5	2
Encelia farinosa	Brittlebush	15	2
Eriogonum fasciculatum var. foliolosum	California Buckwheat	15	3
Festuca microphylla	Grey Fescue	10	2
Hordeum brachyantherum	Barley	5	2
Leymus cinereus	Common Giant Rye	5	3
Lupinus bicolor	Miniature Lupine	5	3
Sphenopholis obtusata	Blue-eyed Grass	5	2

LANDSCAPE CALCULATION

B-30 H SITE AREA 379,251 SF/8.42 ACRES
TOTAL LANDSCAPE AREA PROVIDED 42,854 SF/0.98 AC 15%
TOTAL LANDSCAPE AREA PROVIDED 82,288 SF/1.43 AC 20.8%

North 0 40 80 120

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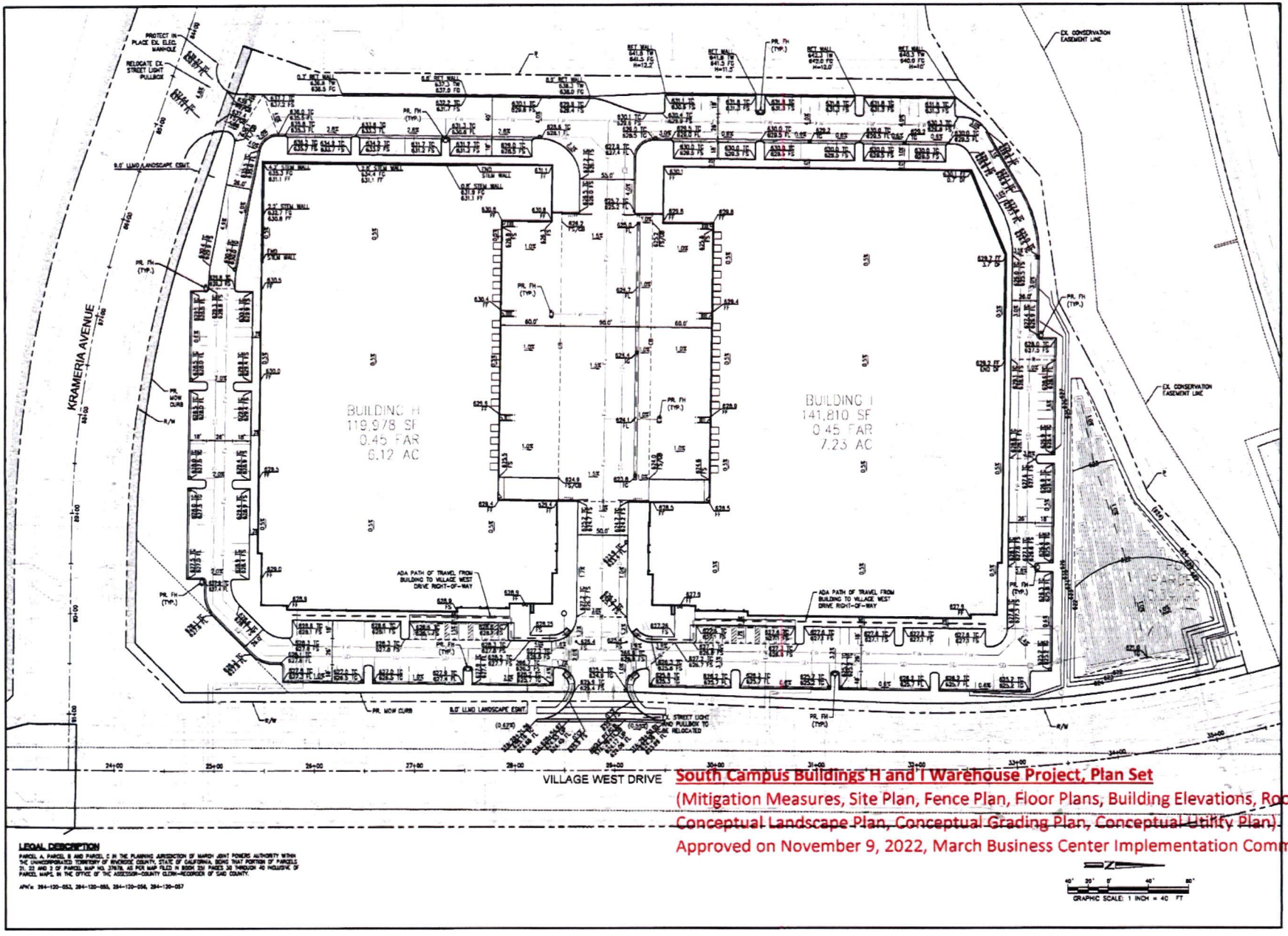
SC MERIDIAN - BUILDINGS H & I CONCEPTUAL LANDSCAPE PLAN

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 23 OF PARCEL MAP NO. 37678, AS PER MAP FILED IN BOOK 324 PAGES 39 THROUGH 42 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE ASSESSOR-COUNTY CLERK-RECORDER OF SAID COUNTY.

APN's: 264-120-053, 264-120-055, 264-120-056, 264-120-057

GRAPHIC SCALE: 1 INCH = 40 FT

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NOT FOR CONSTRUCTION

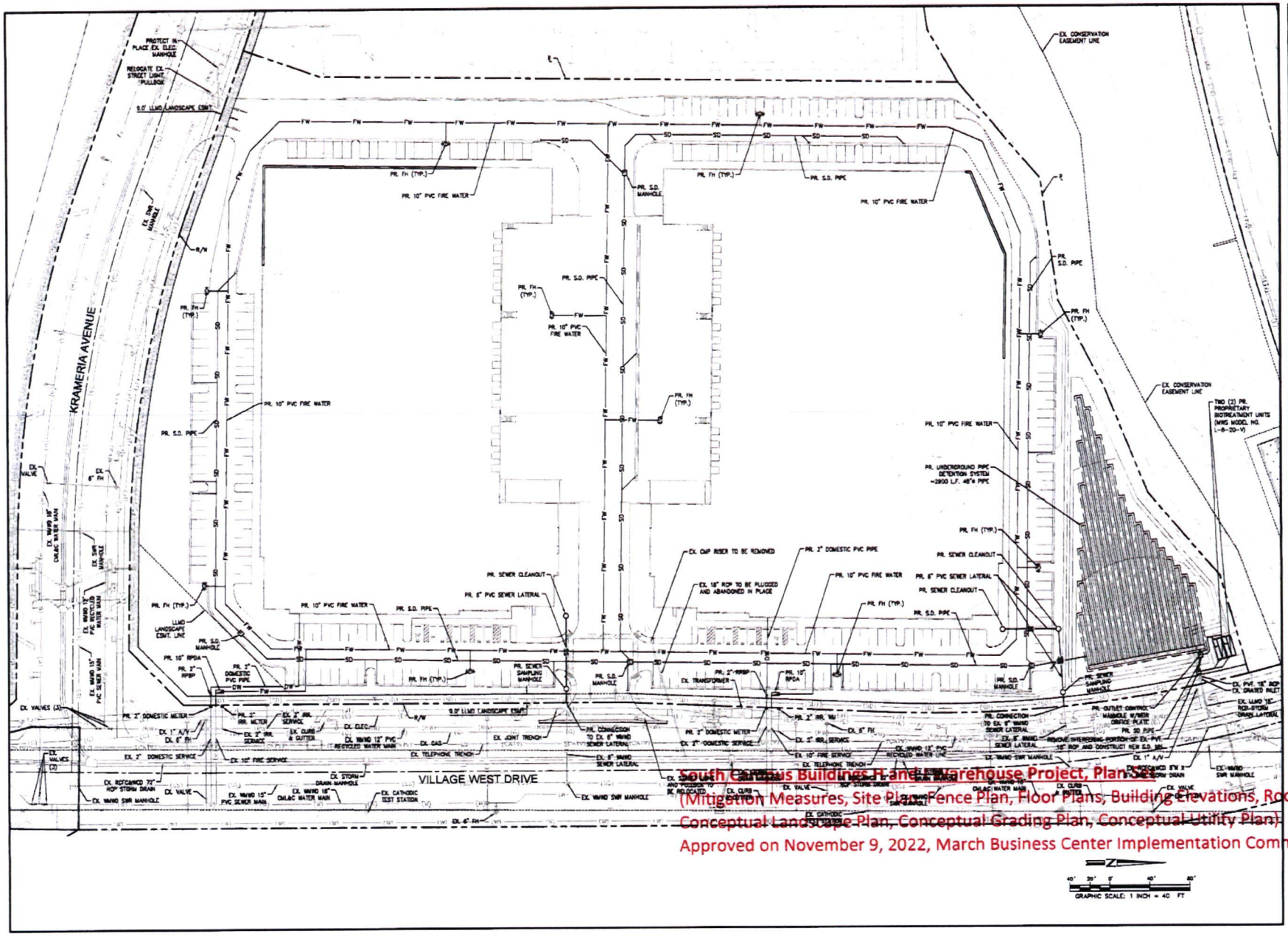
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

NO. | REVISION | DATE

PROJECT: MERIDIAN SOUTH CAMPUS H & I
NWC KRAMERIA AVE & VILLAGE WEST DR.
RIVERSIDE, CALIFORNIA

DRAWING NAME: CONCEPT GRADING PLAN

SCALE: CONCEPT
DESIGNED BY: DRAWN BY: LI
DRAWING FILE: 00101
PROJECT NO.: 22-004
SHEET NUMBER: 1
OF 1 SHEETS
SCALE: AS SHOWN



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DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
180 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6953

NO.	REVISION:	DATE:

PROJECT: MERIDIAN SOUTH CAMPUS H & I
NWC KRAMERIA AVE & VILLAGE WEST DR.
RIVERSIDE, CALIFORNIA

DRAWING NAME: CONCEPT UTILITY PLAN

ISSUE:	CONCEPT
DESIGNED BY: DRAWN: HA	7/20/2022
DRAWING FILE: CU101	
PROJECT NO.: 20-004	
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	

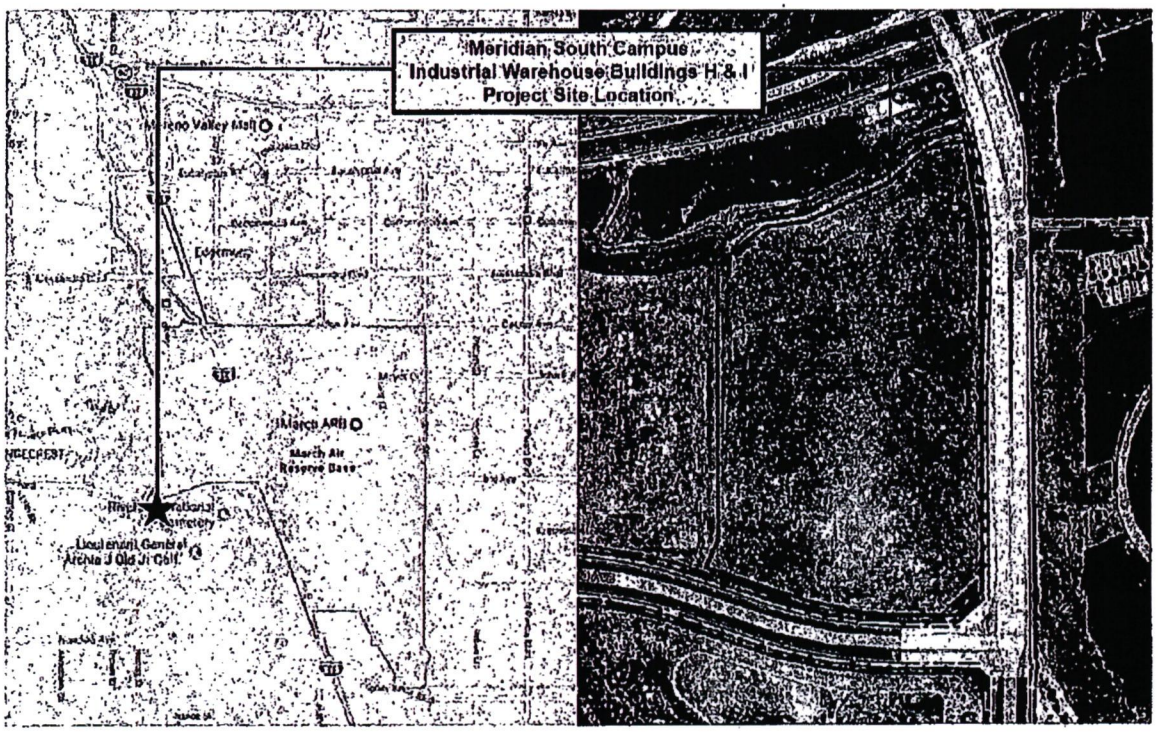
Signature: _____ **Date:** November 9, 2022 **Title:** Principal Planner
Jeffrey M. Smith

☒ **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.